

# **AGENDA**

Cumberland Town Council Meeting

Town Council Chambers

**MONDAY, May 12, 2014**

**7:00 p.m. Call to Order**

## **I. CALL TO ORDER**

## **II. APPROVAL OF MINUTES**

April 28, 2014

## **III. MANAGER'S REPORT**

- Summit Natural Gas Update

## **IV. PUBLIC DISCUSSION**

## **V. LEGISLATION AND POLICY**

**14 – 083** To appoint members to the Land Use Committee.

**14 – 084** To appoint a member to the Rines Forest Advisory Committee.

**14 – 085** To hold a Public Hearing to consider and act on approving the proposed 2015-2019 Capital Improvement Plan, as recommended by the Planning Board.

**14 – 086** To hold a Public Hearing to consider and act on a Mass Gathering Permit for the 45<sup>th</sup> Annual Cumberland Arts & Crafts Show to be held on August 7<sup>th</sup> – 10<sup>th</sup> at the Cumberland Fairgrounds.

**14 – 087** To consider and act on authorizing the Town Manager to execute an Easement Deed with Kenneth Richards for property located at 162 Fairwind Lane for a Police, Fire & EMS antenna.

**14 – 088** To consider and act on authorizing the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of 4,858.93 for property identified as Tax Map R07/Lot 84.

**14 – 089** To consider and act on authorizing the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of \$18,230.96 for property identified as Tax Map U20/Lot 70A.

**14 – 090** To consider and act on authorizing the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of \$4,791.98 for property identified as Tax Map U20/Lot 70E.

## **VI. NEW BUSINESS**

**VII. EXECUTIVE SESSION** pursuant to 1 M.R.S.A., § 405(6)(C) re: real property.

## **VIII. ADJOURNMENT**

# MOTIONS

# MOTIONS

**14 – 083 I move to appoint** the following to the Land Use Committee:

Steve Moriarty, Chairman  
Jeff Porter  
Bob Waterhouse  
Sally Pierce  
Bob Maloney  
Ron Dillon  
James Orser  
Tom Foley  
John Lambert  
Chris Franklin  
Peter Gagne  
Adrian Brown  
Beth Fitzgerald  
Linda Jensen  
Catlin Byers

**Town Council Liaisons:** Councilor Storey King & Councilor Bingham

**Planning Board Liaisons:** Chris Neagle & Peter Sherr

**14 – 084 I move to appoint** Brian McAllister Rines Forest Advisory Committee.

**14 – 085 I move to approve** the proposed 2015-2019 Capital Improvement Plan, as recommended by the Planning Board.

**14 – 086 I move to approve the** Mass Gathering Permit for the 45<sup>th</sup> Annual Cumberland Arts & Crafts Show to be held on August 7<sup>th</sup> – 10<sup>th</sup> at the Cumberland Fairgrounds.

**14 – 087 I move to authorize** the Town Manager to execute an Easement Deed with Kenneth Richards for property located at 162 Fairwind Lane for a Police, Fire & EMS antenna.

**14 – 088 I move to authorize** the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of 4,858.93 for property identified as Tax Map R07/Lot 84.

**14 – 089 I move to authorize** the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of \$18,230.96 for property identified as Tax Map U20/Lot 70A.

**14 – 090 I move to authorize** the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of \$4,791.98 for property identified as Tax Map U20/Lot 70E.

**I move to recess to EXECUTIVE SESSION** pursuant to 1 M.R.S.A., § 405(6)(C) re: real property.

# MINUTES

## 04/28/14



## **MINUTES**

Cumberland Town Council Meeting  
Town Council Chambers  
**MONDAY, April 28, 2014**

**6:30 P.M. Workshop** with the Cumberland Historical Society re: issuance of Acceptance Deed to the Town for the building located at 4 Blanchard Road.

### **7:00 P.M. Call to Order**

**Present:** Councilors Stiles, Gruber, Copp, Storey-King, Edes, Turner and Bingham

#### **I. APPROVAL OF MINUTES**

Motion by Councilor Bingham, seconded by Councilor Gruber, to approve the April 14, 2014 minutes as presented.

VOTE: 7-0                      UNANIMOUS

#### **II. MANAGER'S REPORT**

Town Manager Shane said that because of the lengthy agenda, he would hold his report until the New Business portion of the meeting.

#### **III. PUBLIC DISCUSSION**

Boy Scout's Matthew Morgan and Ryan Reigs(?) are present this evening in order to earn their communications merit badge. One of the requirements of the communications merit badge is to attend a Town Meeting.

Chairman Stiles told the Boy Scouts that they are welcome to assist in the removal of buckthorn in the Town Forest if they are looking for other civic projects.

Teri Maloney-Kelly said that she took her grandchildren to Twin Brook to play disc golf and felt that residents (tax payers) should not be required to pay.

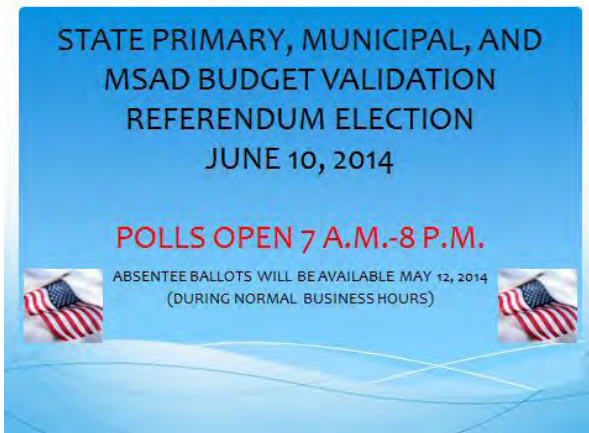
#### **IV. LEGISLATION AND POLICY**

##### **14 – 069 Fire Department swearing in of Kevin Balvin, Jr. to the rank of Lieutenant.**

Fire Chief Small said that Kevin Balvin, Jr. has been with the department since 2001. He started in the Explorer Program, then a student live in with the Gorham Fire Department. He proudly served 4 active duty years in the 82<sup>nd</sup> Airborne Division of the Army, and was a combat engineer in Iraq. Kevin is married to Megan and they have a 2 year-old daughter Katherine. Kevin is an EMT/Firefighter with the department. His primary responsibility will be the supervision of Engine 101 out of Central Station.

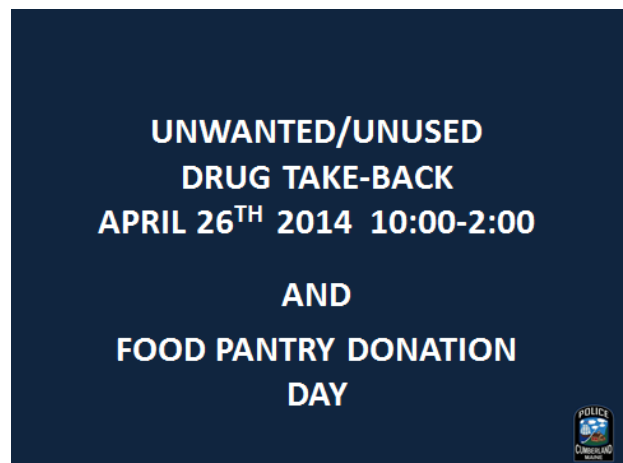
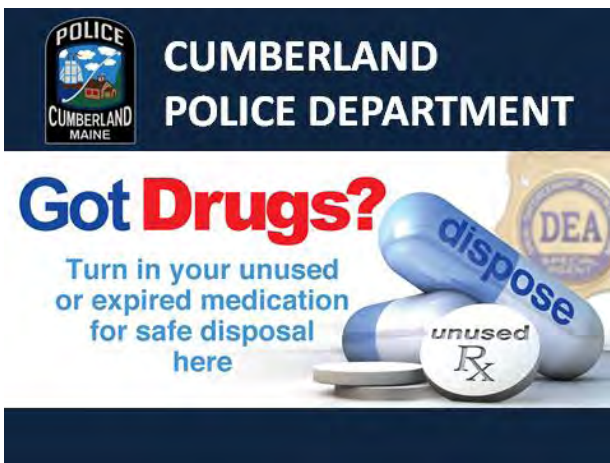
Town Clerk, Tammy O'Donnell conducted the swearing in of Kevin Balvin, Jr. to the rank of Lieutenant.

**14 – 070 To hear a report from the Town Clerk re: declared candidates for June election.**



Chairman Stiles corrected the Clerk and said he and is the Cumberland Center candidate and Councilor Gruber is the At-Large candidate.

**14 – 071 To hear a report from Police Lieutenant Milton Calder re: Prescription Drugs.**  
Lieutenant Calder presented the following on a very successful drug take back day on April 26<sup>th</sup>.



## COLLECTION HISTORY



## PARTICIPATION

- The Cumberland Police Department hosts a drop off site for residents to dispose of expired, or no longer needed prescription drugs.
- The program is anonymous. No questions or requests for identification will be made.



- Participants can dispose of medications in their original container or by removing the medication from its container and dumping in the collection box.
- All solid dosage pharmaceutical and liquid products in containers such as cough syrup may be accepted when tightly sealed.



## EXCEPTIONS

- Intra-venous solutions, injectibles, and syringes will not be accepted due to potential hazard posed by blood-borne pathogens.
- Illicit substances such as marijuana or methamphetamine are not a part of this initiative and should not be placed in collection containers.



## FOOD PANTRY DONATIONS

- This year local law enforcement and the DEA will be collecting food pantry donations in support of the local food pantries.
- Collections will take place during the same time as the drug take-back. Grocery carts will be located at the collection site and delivered to the pantry by the attending officers.



## 2014 CUMBERLAND TAKE-BACK



### 2014 CUMBERLAND TAKE-BACK



### 2014 CUMBERLAND TAKE-BACK



### 2014 CUMBERLAND TAKE-BACK



### 2014 PORTLAND TAKE-BACK with CCSO and WCSH-TV

- 4/25/14 from 5:00 AM until 7:00 PM
- Over 1,000 participants
- 2,235 LBS of medications collected



### 2014 PORTLAND TAKE-BACK with CCSO and WCSH-TV



### 2014 PORTLAND TAKE-BACK with CCSO and WCSH-TV





**2014 PORTLAND TAKE-BACK with  
CCSO and WCSH-TV**



**THANK YOU!**



**14 – 072 To hold a Public Hearing to consider and act on a Wharfing Out Permit for Gerard Cassidy for a proposed pier, seasonal ramp, and float system to be located at 17 Old Musket Road.**

Town Manager Shane explained that all new piers, docks or wharfs go through the Coastal Waters Commission. The Commission held a site walk and a public hearing and they are recommending approval with one amendment to the conditions listed in the Council packet materials:

*2.) There shall be at least 8' **7** of clearance at the third "bent" (structural support column) as shown on the drawing "Proposed Dock system for Gerard Cassidy at 17 Ole Musket Road, Cumberland, Maine" as submitted by Waterman Marine Corporation, dated September 6, 2013.*

Chairman Stiles opened the Public Hearing.

Public discussion: None

Chairman Stiles closed the Public Hearing.

Motion by Councilor Bingham, seconded by Councilor Turner, to approve the Wharfing Out Permit for Gerard Cassidy for a proposed pier, seasonal ramp, and float system to be located at 17 Old Musket Road, as recommended by the Coastal Waters Commission.

VOTE: 7-0 UNANIMOUS

**14 – 073 To hear a report from the Finance Committee re: 3<sup>rd</sup> Quarter Financials.**



# Town of Cumberland Financial Report as of March 31, 2014

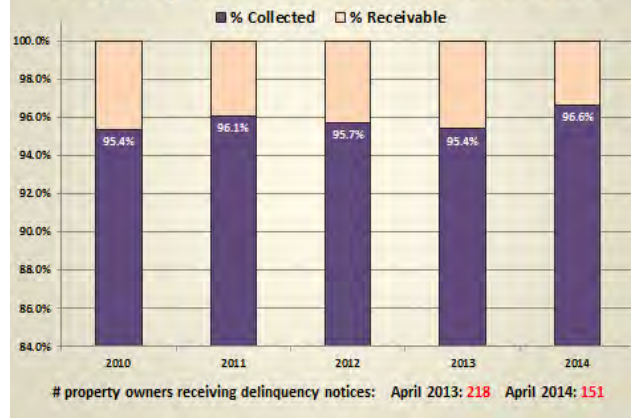
## General Fund Revenues & Expenditures as of March 31<sup>st</sup>, 2014

	FY14 Budget	FY14 Actual	FY13 %	FY14 %
<b>Total Revenues</b>	<b>\$ 3,579,779</b>	<b>\$ 2,717,103</b>	<b>74.3%</b>	<b>75.9%</b>
<b>Controllable Expenses</b>	<b>\$ 6,142,568</b>	<b>\$ 4,657,689</b>	<b>79.0%</b>	<b>75.8%</b>
<b>Fixed Expenses</b>	<b>\$ 16,612,770</b>	<b>\$ 13,064,404</b>	<b>77.2%</b>	<b>78.6%</b>
<b>Total Expenses</b>	<b>\$ 22,755,338</b>	<b>\$ 17,722,093</b>	<b>77.7%</b>	<b>77.9%</b>

### % Variance to 5 Yr Average Expenditures

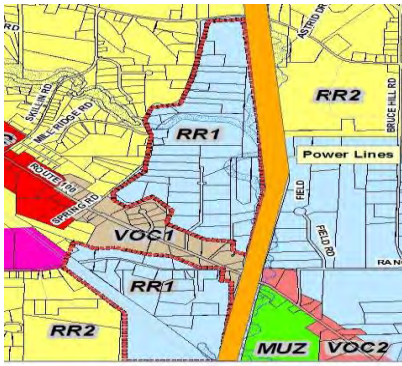


### Property Tax Collection at March 31<sup>st</sup>

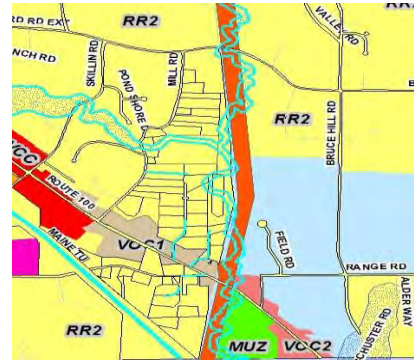


## 14 – 074 To hold a Public Hearing to consider and act on updates to the Official Cumberland Zoning Map as recommended by the Planning Board.

Town Manager Shane explained that back in November of 2012, Gary and Carin Wilson came before the Council to request that their property be zoned from RR1 (4 acre zoning) to RR2 (2 acre zoning) to allow them to divide their lot for their family. Their concern was that there were 2 subdivisions next to and across the street from their property that allowed for 2 acre zoning and their property was 4 acre zoning. At the January 28, 2013 Town Council Meeting, the Council sent the request to the Planning Board for their recommendation. The Planning Board voted 5-1 against the motion and encouraged the Council to look at the RR1 and RR2 zones town wide, starting with the Wilson's area. The Council established a Comprehensive Plan Update Committee in May of 2013 and asked that they look at the RR1 & RR2 zoning issue. In April 2014, the Council accepted the committee's recommendation, with the exception of the RR1 & RR2 changes, but at a Workshop in February, the Council decided to take this particular map amendment and move it forward. The Planning Board head a Public Hearing on just this map amendment and they voted 3-3. Those opposed were not opposed to the zone change, but were opposed to splitting it out and not including it in the entire zone change that the new Land Use Committee will be looking at.



**PRESENT ZONING**



**PROPOSED ZONING**

Chairman Stiles opened the Public Hearing.

Public discussion: Peter Rubins of Blanchard Road thinks that the new Land Use Committee should address this issue and bring forward their recommendation.

Deborah Murphy of 250 Blanchard Road said that she chose to move to Cumberland because it is a beautiful town that she loves. She is disappointed that the Town would consider rezoning and does not like the idea that if she were to sell her property someday, someone else could develop her land and destroy a beautiful piece of property. Why not develop Route One or Route 100? Please consider leaving the zoning as it is.

(no name stated) setting up a new committee to look at the zoning makes sense. This is not a small bit of land and it is not respectful to the Land Use Committee to rezone this portion before they can talk about it. There is an area in the eastern section that has a gorge with 2 rivers running through it. No a lot of people know about this. Please leave this piece for the committee to look at in the context of the entire Town.

Mark Isaacson of Blanchard Road asked that the Land Use Committee be allowed to consider this issue. This parcel is one of the nicest parcels in all of Cumberland and it should be protected. He hopes that the Wilson's problem can be solved without rezoning the entire area.

Linda Jensen (one of the Wilson's) said that her property over looks all the 2 acre lots in the new subdivisions on Route 100. Nobody came forward to complain about those lots, but everybody from Blanchard Road has a problem with rezoning this area. She doesn't understand it.

Bob Waterhouse of Range Road said that he has attended all the meetings and has done a lot of homework on this issue. He feels the process was flawed and hopes that the new Land Use Committee will get a lot of applicants. The committee will have a very difficult time coming up with a solution.

Chairman Stiles closed the Public Hearing.

Councilor Turner said that the zoning was changed from 4 acres to 2 acres in 1987 when we wanted to slow growth in our Town. It is very important that the new committee is even handed. We all want scenic vistas in our Town, but nobody wants to pay for them.

Councilor Bingham said that he is a large land owner and acknowledged that the 1987 zone change was a growth control measure.

Councilor Storey-King said that she lives on family land and that as a teacher, she would not have been able to afford to live in Town if she had not been given her land by family. She would like to see this issue go to the committee and go through the process.

Councilor Copp said that this isn't about the Wilson's; it is about fairness to the whole Town. He feels that this is a better solution than spot zoning. The Wilson's want to be able to give their children land and it is the right thing to do to allow them to do so.

Motion by Councilor Bingham, seconded by Councilor Gruber, to amend the Official Cumberland Zoning Map to change the RR1 District to the RR2 District north of the power lines at Wilson Road to Mill Road and south of Route 100 from the power lines to the turnpike, as presented to the Planning Board.

VOTE: 5-2 (Edes and Storey-King opposed) MOTION PASSES

**14 – 075 To hold a Public Hearing to amend the Contract Zone Agreement for Cumberland Foreside Village (lot line changes).**

Town Manager Shane explained that this amendment will put the Contract Zone with David Chase in conformance with the lot lines and use changes. The rear property will allow residential development, previously restricted to the area behind Exactitude. This is basically a housekeeping issue that needs to be addressed so that future development is not held up due to a dated CZA.

Chairman Stiles opened the Public Hearing.

Public discussion: None

Chairman Stiles closed the Public Hearing.

Motion by Councilor Gruber, seconded by Councilor Bingham, to amend the Contract Zone Agreement for Cumberland Foreside Village as recommended by the Planning Board and to authorize the Town Manager to update the current agreement as outlined in his attached memorandum.

VOTE: 7-0 UNANIMOUS

**14 – 076 To hold a Public Hearing to consider and act on amendments to Chapter 200 (Roads and Public Property), Section 2 (Animals at large), of the Cumberland Code.**

Town Manager Shane explained that this issue has come forward due to many complaints of the large number of dogs running freely on Town owned property. This issue has been discussed by the Twin Brook Committee, the Rines Forest Committee and the Val Halla Board. The problem is that our Police Department does not have a way to legally enforce any dog related issues except for a dog that is not on a leash, must be under voice control. We have policies, but not ordinances in place to handle these dog issues. The proposed ordinance amendments say that if someone has more than 2 dogs, the remaining dogs must be on a leash (only 2 allowed to be off leash). He learned from audience members this evening that there are also invisible leashes being used, which he did not realize.

Chairman Stiles opened the Public Hearing.

Public discussion: Anne Stickney is a dog walker who started her business in August of 2011. She appreciates Twin Brook and Val Halla as areas that she walks her groups of dogs. They are all well behaved, socialized dogs and she does use the invisible leash on her dogs. The dogs go home tired and socialized. She picks up after

all her dogs and also picks up after other dogs. She does not walk dogs that are dangerous. She feels that dogs on leashes are more dangerous and she hopes that the invisible leash will be an accepted use.

Denny Galladet of Range Road uses Twin Brook to run the trails 3-4 times a week and feels that it is a wonderful facility. He grew up with dogs and has had dogs all his life and likes them a lot. He gets jumped on by dogs on the trail close to half the time. It doesn't really bother him, but he feels that it has to be dealt with. There are a small percentage of dogs that are not under their owner's control. There should be better signage that explains what voice control means.

John Grostein (sp?) of Falmouth uses Rines Forest, Twin Brook and Val Halla and enjoys all the parks very much. It is important, especially for rescue dogs, to let them run. He hopes that leashes will not be made a requirement.

Councilor Storey-King said that she feels that the amended language is a nice compromise. We are not saying no dogs, we are just asking for some common sense and make this workable for everybody.

David Manson has been training dogs for approximately 16 years. There is no solution that will make everyone happy. Everybody should be allowed to use the park and everybody should be responsible. He has been walking with Ann for over a year and her dogs are all well behaved.

Alan Bornheimer of 358 Main Street (a customer of Ms. Stickney and Mr. Mason) urged the Council not to make this amendment. He feels it would be challenging to enforce.

Melissa Dupree walks her dog with Ms. Stickney and Mr. Mason. She started walking with them and her rescue dog learned how to relax, listen and have fun. She feels that imposing a leash rule will not make people pick up the waste or prevent dogs from jumping.

Chairman Stiles closed the Public Hearing.

Councilor Turner said that he agrees with Mr. Bornheimer that enforceability will be an issue. The Ordinance Committee should take a little more time with this issue.

Motion by Councilor Bingham, seconded by Councilor Turner, to table.  
VOTE: 4-3 (Edes, Storey-King & Gruber opposed) MOTION PASSES

Councilor Copp told the public that when they return to speak on this issue again, he would like to know why the power lines won't work as a place to let dogs run off leash?

Ms. Stickney said that she would walk the power lines to be sure it is a good place for her dogs to run without bothering the neighbors there.

**14 – 077 To hold a Public Hearing to consider and act on amendments to Chapter 17 (Animal Control), Section 3 (Dogs at Large) and Section 5 (Violations and Penalties), of the Cumberland Code.**

Motion by Councilor Bingham, seconded by Councilor Turner, to table.  
VOTE: 4-3 (Edes, Storey-King & Gruber opposed) MOTION PASSES

**14 – 078 To consider and act on authorizing the Town Manager to execute an Acceptance Deed for the Historical Society building located at 4 Blanchard Road.**



Town Manager Shane explained that the Historical Society building has been in need of repairs over the years and the effort of the Historical Society have had to be more focused on maintaining the building than preserving Cumberland history. He and Chris Bolduc met with Carolyn Small of the Historical Society and presented the idea of giving the building back to the Town. The Town will be responsible for preserving the building and making it a safe place for all the artifacts. Staff is recommending approval.

Motion by Councilor Storey-King, seconded by Councilor Edes, to authorize the Town Manager to execute an Acceptance Deed for the Historical Society building located at 4-A Blanchard Road.

VOTE: 7-0 UNANIMOUS

**14 – 079 To consider and act on authorizing the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of \$12,005.59 for property identified as Tax Map R05/Lot 34.**

Town Manager Shane explained that we have received the check but cannot apply it to the delinquent taxes until the Council accepts it. Staff is recommending acceptance.

Motion by Councilor Copp, seconded by Councilor Storey-King, to authorize the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of \$12,005.59 for property identified as Tax Map R05/Lot 34.

VOTE: 7-0 UNANIMOUS

**14 – 080 To consider and act on forwarding a Contract Zone Agreement for Justin Fletcher for land at the end of Harris Road, to the Planning Board for a Public Hearing and recommendation.**

Town Manager Shane explained that Justin Fletcher has requested permission to split his property at the end of Harris Road near the Falmouth Town line. Several decades ago, Harris Road went through to Route 9 until the Town of Falmouth chose to vacate the road when paper street rules come forward. There is currently a gravel roadway that is accessed by the Harris Road residents via a gate. Mr. Fletcher wants to split his lot and give the Town 1 acre of land to be used as a public road in the future. The gravel roadway would be closed because it is not a road that is built to Town standards. Maine Department of Transportation has been contacted and they have no issues with the proposed plan. This is consistent with our Comprehensive Plan to try to eliminate dead in streets. The action this evening will be to send it to the Planning Board for a recommendation.

Councilor Copp asked the Manager if Mr. Fletcher owns the property, including the gravel road, and can he close the gravel road to through traffic if he chooses to.

Town Manager Shane said that he does own the property and the road, but cannot close the road. There are 4-6 different owners who have a deeded right to the property. The only way they vacate their rights is if the Town owns the parcel with the gravel road.

Motion by Councilor Bingham, seconded by Councilor Turner, to forward the Contract Zone Agreement for Justin Fletcher for land at the end of Harris Road, to the Planning Board for a Public Hearing and recommendation.

VOTE: 7-0 UNANIMOUS

**14 – 081 To consider and act on cancelling the May 26<sup>th</sup> (Memorial Day) Town Council meeting and rescheduling the June meetings from June 9<sup>th</sup> and 23<sup>rd</sup> to June 2<sup>nd</sup> and 16<sup>th</sup>, due to the June 10<sup>th</sup> election.**



Motion by Councilor Gruber, seconded by Councilor Storey-King, to cancel the May 26<sup>th</sup> (Memorial Day) Town Council meeting and rescheduling the June meetings from June 9<sup>th</sup> and 23<sup>rd</sup> to June 2<sup>nd</sup> and 16<sup>th</sup>, due to the June 10<sup>th</sup> election.

VOTE: 7-0

UNANIMOUS

**14 – 082 To consider and act on setting a special Town Council meeting of May 20<sup>th</sup> at 5:30 p.m. to countersign the Warrant and Notice of Election calling the June 10, 2014 M.S.A.D. 51 Budget Validation Referendum.**

Motion by Councilor Storey-King, seconded by Councilor Gruber, to set a special Town Council meeting of May 20<sup>th</sup> at 5:30 p.m. to countersign the Warrant and Notice of Election calling the June 10, 2014 M.S.A.D. 51 Budget Validation Referendum.

VOTE: 7-0

UNANIMOUS

**V. NEW BUSINESS**

**Councilor Turner** – there was a bus from Brunswick going into Twin Brook and he wondered if they contacted the Town to use the facility.

Town Manager Shane said he would inquire. The Council should be getting the weekly events schedule to know what is going on. He will make sure they are getting this.

**Councilor Bingham** – None

**Councilor Storey-King** – None

**Councilor Gruber** – he referred to an article in the Portland Press Herald entitled “Growing Old at Home” that emphasizes that we need to start planning for our aging population. Our state’s median age of 43.5 years is the highest in the United States. This is a major concern that we are going to have to deal with.

He recognized the volunteers hours at the food pantry since November 2013. We have 228 volunteers that work at the pantry who have put in well over 3,000 hours.

Sharon Marks, Rosemary Goranites, Jean Chadborne, Judy Ingram, Jean Lamson and Linda Shane are the volunteers with the most hours worked. Thank you to them and all the volunteers for the work they do.

**Chairman Stiles** – the Harness Horse Youth Foundation will be holding a camp at the fairgrounds on June 30<sup>th</sup>, July 1<sup>st</sup> and July 3<sup>rd</sup> for youth 9 years and older to experience harness racing. More information can be found at [hhyf.org](http://hhyf.org) or by contacting him.

He has been contacted by Ira Hartman and Doug Pride to ask the Council to allow those licensed by the State to hold fireworks shows for events (weddings, etc.). He requested the Ordinance Committee to look at this request.

There was an educational session in the removal of buckthorn at Town Hall recently. We need volunteers to go into the Town Forest and Rines Forest to begin working on the removal of buckthorn.

He put out requests to residents to contribute to the 4-H fund to allow the Food Pantry to purchase meat. If 1,000 residents will donate \$10 each, that will help feed a lot of people. Donations can be made at Town Hall or by using PayPal on the Food Pantry website. This program helps the 4-H kids and the members of the Food Pantry.

**Councilor Edes** – None

**Councilor Copp** – he wants to be clear that he is not sold on the dog issue. He is not sure about dogs being allowed off leash at all. If you go to a school sporting event, dogs are always on a leash. Dogs do not need to run free at Twin Brook or Val Halla. If it was his decision, the rules would be much stricter.

Councilor Turner suggested considering a fenced in area at Twin Brook.

**Town Manager Shane** – the Food Pantry passed out over 55 Easter baskets and served 40 families at the Food Pantry. That equals 95 different families fed. The Girl Scouts are truly amazing with all the help they offer on a regular basis. They have developed many programs from recipe and ingredient packs to cooking classes in with Hannaford. Thank you to the Boys Lacrosse Team for their food drive donation recently. The generosity of our community is unbelievable and amazing.

- VI. EXECUTIVE SESSION** pursuant to 1 M.R.S.A., § 405(6)(C) re: real property.  
Motion by Councilor Bingham, seconded by Councilor Storey-King, to recess to Executive Session pursuant to 1 M.R.S.A., § 405(6)(C) re: real property.  
VOTE: 7-0 UNANIMOUS  
TIME: 9:59 p.m.

Reconvene to regular session at 10:44 p.m.

- VII. ADJOURNMENT**  
Motion by Councilor Storey-King, seconded by Councilor Gruber, to adjourn.  
VOTE: 7-0 UNANIMOUS  
TIME: 10:45 p.m.

Respectfully submitted by,

Brenda L. Moore  
Council Secretary

# ITEM 14-083

To appoint members to the Land Use Committee

## LAND USE COMMITTEE APPLICANTS

### No Interview Necessary

#### CUMBERLAND CENTER

Steve Moriarty – Blanchard Road  
Jeff Porter – Crossing Brook  
Eileen Wyatt – Tuttle Road  
Bob Waterhouse – Shaw Farm Road  
Sally Pierce (Rines Forest Committee) – Winterberry Court  
Penny Asherman – Hemlock Drive  
Ted Chadbourne – Stockholm Drive  
Sally Stockwell – Range Road  
Judy Wohl – Range Road

#### WEST CUMBERLAND

Bob Maloney - Maloney's Ridge Way  
Ron Dillon – Bruce Hill Road  
James Orser (Route 100 Committee Chair) - Native Way  
Chuck Burnie - Lower Methodist Road

#### CUMBERLAND FORESIDE

Tom Foley – Granite Ridge  
John Lambert - Wildwood Blvd.

---

### Potential Interview?

#### CUMBERLAND CENTER

Jennifer West – Range Road  
Chris Franklin – Range Road  
Peter Gagne – Hedgerow Drive  
Adrian Brown – Bruce Hill Road  
Jason Record – Frye Drive  
Charles Staples – Harris Road  
John Jensenius – Laurel Lane  
Timothy Fallon – Harris Road  
Beth Fitzgerald – Main Street

#### WEST CUMBERLAND

Linda Jensen – Route 100

#### CUMERLAND FORESIDE

Catlin Byers – Foreside Road

#### Town Council Liaison

Councilor Storey King  
Councilor Bingham

#### Planning Board Liaison

Chris Neagle  
Peter Sherr



# ITEM 14-084

To appoint a member to the Rines Forest Advisory Committee



**TOWN OF CUMBERLAND**  
**APPLICATION FOR MEMBERSHIP TO A TOWN BOARD OR COMMITTEE**



I AM INTERESTED IN SERVING ON THE FOLLOWING BOARD(S) OR COMMITTEE(S):

- |  |  |
|--|--|
| <input type="checkbox"/> BOARD OF ADJUSTMENT & APPEALS         | <input type="checkbox"/> PRINCE MEMORIAL LIBRARY ADVISORY BD.      |
| <input type="checkbox"/> BOARD OF ASSESSMENT REVIEW            | <input type="checkbox"/> LANDS & CONSERVATION COMM.                |
| <input type="checkbox"/> BOARD OF SEWER APPEALS                | <input type="checkbox"/> PLANNING BOARD                            |
| <input type="checkbox"/> PERSONNEL APPEALS BOARD               | <input type="checkbox"/> RECREATION/COMMUNITY ED<br>ADVISORY BOARD |
| <input type="checkbox"/> COASTAL WATERS COMMISSION             | <input type="checkbox"/> CUMBERLAND ENERGY ADVISORY COMM.          |
| <input type="checkbox"/> CUMBERLAND HOUSING AUTHORITY          | <input type="checkbox"/> SHELLFISH CONSERVATION COMM.              |
| <input checked="" type="checkbox"/> RINES FOREST ADVISORY COMM | <input type="checkbox"/> VAL HALLA BOARD OF TRUSTEES               |
| <input type="checkbox"/> TWIN BROOK ADVISORY COMM              | <input type="checkbox"/> VOTER REGISTRATION APPEALS BOARD          |
| <input type="checkbox"/> CUMBERLAND ENERGY ADVISORY COMM       |  |

PLEASE PRINT or TYPE

NAME: Brian McAllister

ADDRESS: 39 Rangers Way CITY/STATE/ZIP Cumberland, ME 04021

TELEPHONE: Home: 207-489-9033 Work: → Cell: 207-318-6955

EMAIL ADDRESS: mcallisterinc@aMSN.com

PLEASE TELL US WHY YOU ARE INTERESTED IN SERVING ON THE BOARD (S) OR COMMITTEE(S) YOU HAVE SELECTED? DO YOU HAVE ANY SPECIAL TRAINING OR SKILLS IN THIS AREA?

I am interested in serving on the RE advisory committee because I am an avid outdoor enthusiast. I am a member of many conservation organizations. I believe everyone must protect these resources through advocacy, starting close to home. I have a vested interest in this committee because my home borders the Rines Forest.

ARE YOU AVAILABLE FOR EVENING MEETINGS? usually, depending on work schedule

DATE: 4/11/14 SIGNATURE: [Signature]

**Note:** Thank you for your interest in serving the Town of Cumberland. This application will be kept on file for one year. You may be asked to attend a brief interview meeting with a subcommittee of the Town Council prior to your appointment when committee vacancies occur. Please return this form to the Town of Cumberland Administration Office at 290 Tuttle Road, Cumberland, ME 04021.

-----Town of Cumberland Use Only-----

Date Application Received/Posted \_\_\_\_\_ Interview Date \_\_\_\_\_

Committee/Board Nominated/Approved \_\_\_\_\_ Term Expiration \_\_\_\_\_

# ITEM 14-085

To hold a Public Hearing to consider and act on approving the  
proposed 2015-2019 Capital Improvement Plan,  
as recommended by the Planning Board

### Notice of Decision

**Date:** March 19, 2014

**To:** Town of Cumberland  
Bill Shane, Town Manager  
290 Tuttle Road  
Cumberland, ME 04021

**Re:** Public Hearing- Recommendation to the Town Council on the proposed five – year Capital Improvement Plan for Town of Cumberland.

- The Board voted to send a favorable recommendation to the Town Council for the proposed 2015-2019 Capital Improvement Plan.

**Findings of Fact:** None

**Waivers granted:** None

**Waivers Denied:** None

### **Standard Conditions of Approval**

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents, except minor changes as so determined by the Town Planner, which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

Cumberland Planning Board



---

Christopher S. Neagle, Board Chair



**Capital Improvements**  
**FY 2015- FY 2019**  
**Capital Stewardship Program**

The Town Charter requires a 5-year Capital Program be submitted to the Town Council with a recommendation from the Planning Board annually. While the attached narrative below focuses on the upcoming year, the entire project listing can be found on pages 12-18 inclusive.

The Planning Board's role in the past has been an endorsement that Staff presented the plan, the Planning Board held a public hearing and then forwarded the CIP to the Town Council with a recommendation for changes or an acceptance of the plan as presented. The Charter gives great flexibility to the Board as there is minimal description of task. While the role may be loosely defined, many projects have been completed over the past 10 years began in the Capital Program listing.

**TOWN CHARTER**

**ARTICLE VI**

**Budget**

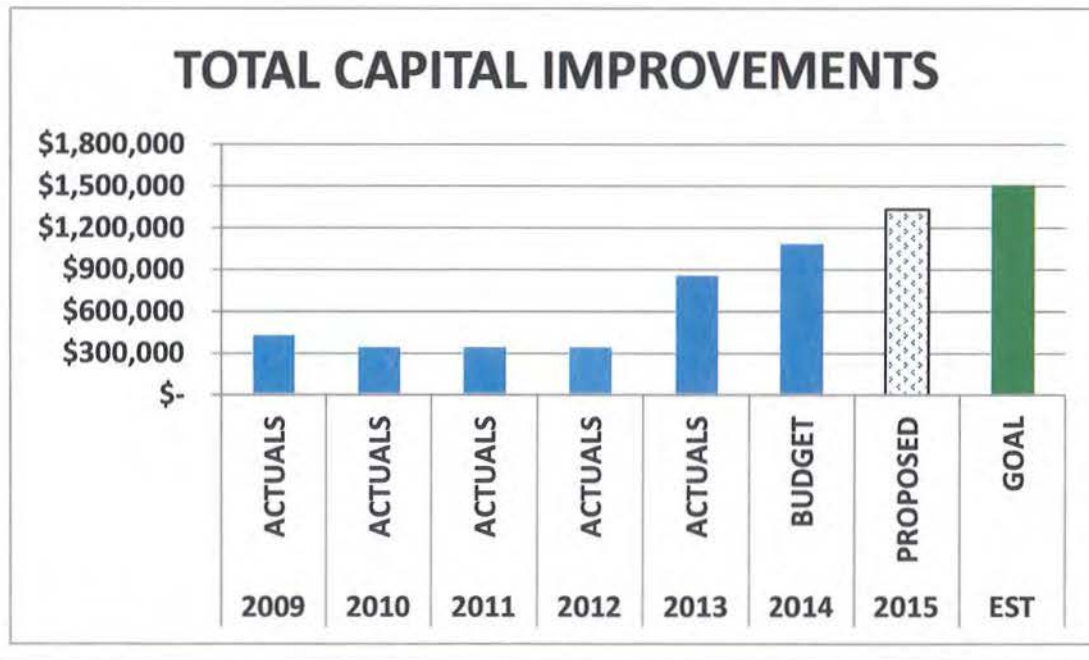
**Section 3. Capital Program**

- (a) **Submission to the Council.** The Manager with the assistance of the Planning Board shall prepare and submit to the Council a five-year Capital Program at least three months prior to the final date for submission of the budget.
- (b) **Contents.** The Capital Program shall include:
1. A clear general summary of its contents;
  2. A list of all capital improvements which are proposed to be undertaken during the five (5) fiscal years next ensuing, with appropriate supporting information as to the necessity for such improvements;
  3. Cost estimates, method of financing and recommended time schedules for each improvement; and
  4. The estimated annual cost of operating and maintaining the facilities to be constructed or acquired.

The above information may be revised and extended each year with regard to capital improvements still pending or in process of construction or acquisition.

## Capital Stewardship- FY 2015

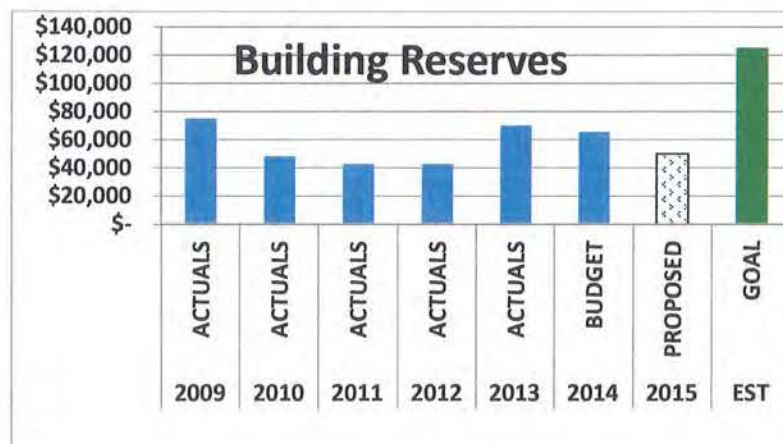
Capital Program	2009	2010	2011	2012	2013	2014	2015	EST	% TO
	ACTUALS	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET	PROPOSED	GOAL	GOAL
Building Reserves	\$ 75,000	\$ 48,000	\$ 42,500	\$ 42,500	\$ 70,000	\$ 65,480	\$ 50,000	\$ 125,000	40.00%
Environmental Reserves	\$ 15,000	\$ 32,000	\$ 30,000	\$ 30,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000	100.00%
Equipment Reserves	\$ 164,000	\$ 69,000	\$ 182,000	\$ 182,000	\$ 333,500	\$ 387,500	\$ 364,500	\$ 450,000	81.00%
Major Infrastructure	\$ -	\$ 200,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 125,000	\$ 100,000	125.00%
Road Paving	\$ 166,000	\$ 183,538	\$ 78,985	\$ 78,985	\$ 410,637	\$ 598,713	\$ 762,365	\$ 800,000	95.30%
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>\$ 420,000</b>	<b>\$ 532,538</b>	<b>\$ 333,485</b>	<b>\$ 333,485</b>	<b>\$ 896,137</b>	<b>\$ 1,133,693</b>	<b>\$ 1,333,865</b>	<b>\$ 1,507,000</b>	<b>88.51%</b>





### FY 2014 Capital Funding Requests:

#### **Building Reserves – 40% of Goal**



Capital Program	2009	2010	2011	2012	2013	2014	2015	EST
	ACTUALS	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET	PROPOSED	GOAL
Building Reserves	\$ 75,000	\$ 48,000	\$ 42,500	\$ 42,500	\$ 70,000	\$ 65,480	\$ 50,000	\$ 125,000

In the past, this has been a best guess dollar figure. We are in the midst of a comprehensive building energy audit which will become the “road map” for future capital projects.

Our plan will be broken into heating plants, roofs, exterior surfaces, parking lots, and other projects, which would exceed the \$10,000 threshold. Carpets, painting and electrical work will typically be budgeted annually in the Building Maintenance Account.

**This year we will focus efforts on conversions to new natural gas heating systems for the Town Hall, both Fire Stations and West Cumberland Hall .** Last year a new playground and pickle ball courts were added to the West Cumberland athletic complex on Blackstrap Road.

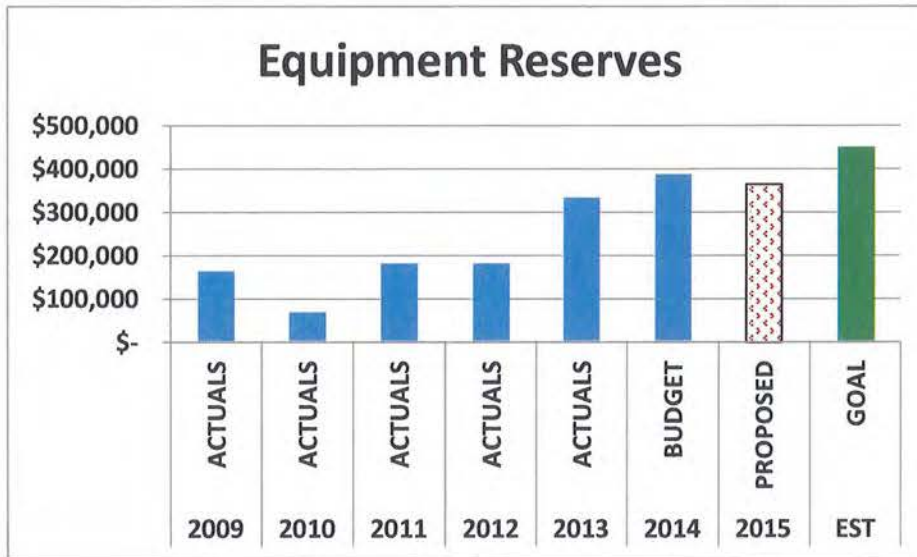
#### **Environmental Reserves – 100% of Goal**

When the population density around the town center grew to more than 1,000 people per square mile, we became a MS2 Town, or an urban classified watershed. The abbreviated explanation for this classification is that we must be more vigilant with our run-off and storm water. Monitoring, education and a lot of what we always have done are required to be documented and submitted to the MDEP annually. Twenty communities partnered in developing educational programming to assist all of us in this federal (EPA) mandate.

### Equipment Reserves – 81% of Funding Goal

This category includes all equipment except for Fire Trucks. The total funding is based upon depreciation schedules of all equipment excluding Fire. The Total value of all Non- Fire Equipment equals \$4.5 Million with equipment life expectancies from 4 to 15 years.

Capital Program	2013	2014	2015	EST	% TO
	ACTUALS	BUDGET	PROPOSED	GOAL	GOAL
Equipment Reserves	\$ 333,500	\$ 387,500	\$ 364,500	\$ 450,000	81.00%



### Replacement of one Police Cruiser - \$30,000



VEHICLE 6 2010 FORD CROWN VICTORIA

83,935 TO BE TRADED

### Remainder of Police Vehicles

VEHICLE 1 2005 FORD EXPLORER SUV – SRO	102,764
VEHICLE 2 2013 FORD EXPLORER SUV	43,929
VEHICLE 3 2014 FORD EXPLORER SUV	14,483
VEHICLE 4 2005 FORD EXPLORER SUV (CHIEFS VEHICLE)	78,984
VEHICLE 5 2013 FORD EXPLORER SUV	45,414
VEHICLE 7 2005 FORD PICK-UP F150 - ACO	125,693 ** To be traded in FY 2016

### **Replacement of one Plow Truck -\$166,000**



Account Explanation		# of Units	Unit Price	Total
				\$ -
Police SUV	Police	1	\$ 30,000	\$ 30,000
Plow Truck	Highway	1	\$ 166,000	\$ 166,000
1 Ton Pick-up Replacement	Highway	1	\$ 60,000	\$ 60,000
Fire/ EMS	Fire	1	\$ 46,500	\$ 46,500
Police Equipment	Police	1	\$ 22,000	\$ 22,000
PWD Foreman PU	Highway	1	\$ 30,000	\$ 30,000
		<b>TOTAL COST</b>		<b>\$ 354,500</b>



## 2000 Ladder 107

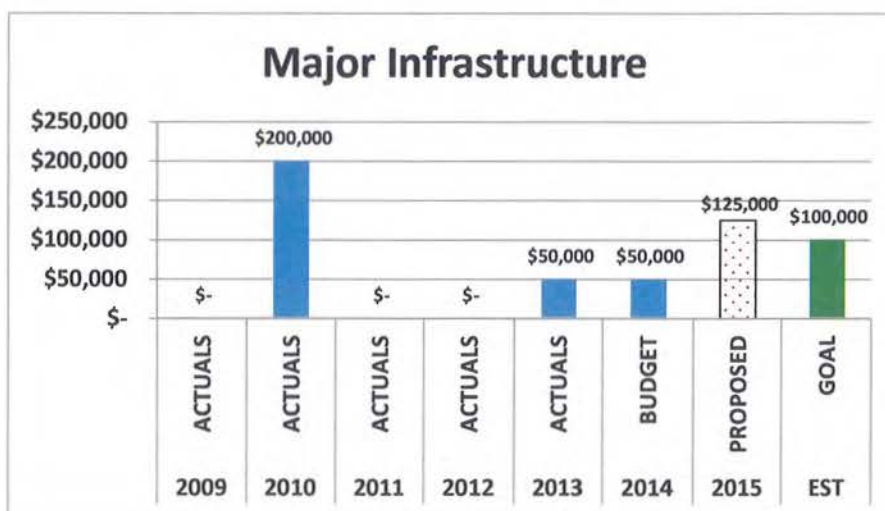


Replacement scheduled  
in FY 2020

(5 fiscal years away)

Estimated replacement  
cost: \$750,000 to  
\$1,000,000

## Major Infrastructure – 125% of Funding Goal



Capital Program	2009 ACTUALS	2010 ACTUALS	2011 ACTUALS	2012 ACTUALS	2013 ACTUALS	2014 BUDGET	2015 PROPOSED	EST GOAL
Major Infrastructure	\$ -	\$ 200,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 125,000	\$ 100,000

Begin drainage repairs to Schooner Ridge (\$50,000) and begin funding (\$75,000) for Middle Road Water & Road repair project for FY 2017.



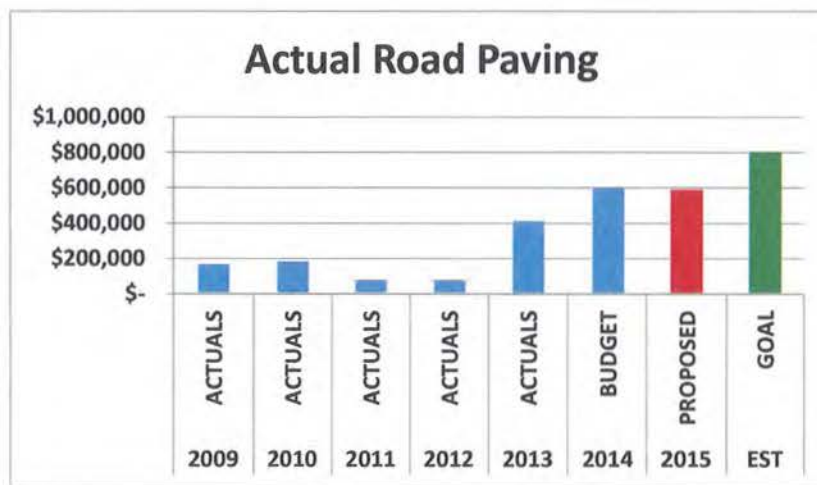
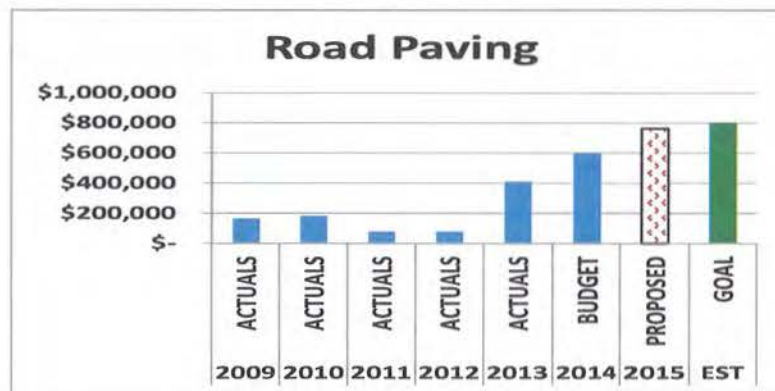
### Middle Road – Tuttle Road to Falmouth Line -8,500'

	Length	Cost Per Mile	Water Per Foot			
Middle Road	8,500	\$1,200,000	\$125			
	Miles	Road	Water	Total	Engineering	Project
	1.61	\$1,931,818	\$1,062,500	\$2,994,318	\$239,545	\$3,233,864

	FY 15	FY 16	FY 17
Time Table - Add to Capital Plan	\$ 75,000	\$ 75,000	\$ 75,000
Begin Engineering - FY 16		\$ 81,000	\$ 81,000
BOND - FY 17			\$ 100,000
	\$ 75,000	\$ 156,000	\$ 256,000

### Road Paving – 81% of Funding Goal

Capital Program	2009	2010	2011	2012	2013	2014	2015	EST	% TO
	ACTUALS	ACTUALS	ACTUALS	ACTUALS	ACTUALS	BUDGET	PROPOSED	GOAL	GOAL
Road Paving	\$ 166,000	\$ 183,538	\$ 78,985	\$ 78,985	\$ 410,637	\$ 598,713	\$ 762,368	\$ 800,000	95.30%



Road Paving Detail				# of Units	Unit Price	Total
						\$ -
<b>Gas Work will dictate Paving Summer 2014 - most likely will occur May 2015</b>						\$ -
						\$ -
Paving FY 2014- Spring FY 2015 per Plan (below)						\$ 587,368
CIP- Middle Road Engineering						\$ 75,000
Blackstrap Road - Engineering & Construction- Partial of \$500,000						\$ 175,000
Schooner Ridge Drainage- Part 1						\$ 50,000
						\$ -
						\$ -
				<b>TOTAL COST</b>		<b>\$ 887,368</b>

Pavement Improvement Plan - FY2015				# of Units	Unit Price	Total
Acorn Lane	0.30	Miles		1	\$ 45,968	\$ 45,968
Cottage Farms	0.17	Miles		1	\$ 26,048	\$ 26,048
Cross Road	0.39	Miles		1	\$ 155,132	\$ 155,132
Lawn Ave	0.27	Miles		1	\$ 41,371	\$ 41,371
Lockwood	0.07	Miles		1	\$ 10,726	\$ 10,726
Maple	0.27	Miles		1	\$107,399	\$ 107,399
Newell Ridge	0.43	Miles		1	\$65,887	\$ 65,887
Oak Ridge	0.49	Miles		1	\$ 75,080.20	\$ 75,080
Range Way	0.09	Miles		1	\$ 13,790.20	\$ 13,790
Spar Hawk Lane	0.14	Miles		1	\$ 21,451.50	\$ 21,452
Wood Circle	0.16	Miles		1	\$ 24,516.00	\$ 24,516
	2.78	Miles				\$ 587,368
Blanchard Road ( State)	1.53	Miles	\$112,560	1	deferred	\$ -
Total Town Roads - 51.20 Miles				5.43%	2.78 miles Town Roads	\$ -
Total State Roads - 21.70 Miles				0.00%		\$ -
Total Treatment Miles - State Roads						\$ -
						\$ -
				<b>TOTAL COST</b>	<b>\$ 587,368</b>	<b>\$ 587,368</b>

Paving and road construction are the two most pressing Capital Stewardship issues we face annually. In December 2011 Town Council meeting, Chris Bolduc, our Operations Manager, presented a comprehensive program. The plan will require a funding commitment of over \$400,000 in FY 13; \$648,713 in FY 14; **and \$800,000 in FY 15 and thereafter.**

The full paving plan is attached as an appendix to this report. As concerning as past funding levels may be, we are on a good path now. Difficult future funding choices will always need to be made, but capital funding must remain at a priority level or the future costs will be financially oppressive.





Reclamation of asphalt pavement by grinding the pavement into small pieces in place and mixing with the existing gravel will form a stronger future base. This eliminates removal of excessively cracked pavement and adds a supplemental gravel/pavement base layer prior to new pavement. We will be using a cement stabilizer as well for additional strength. (\$ 45,000 per mile @ \$3/square yard)



This is the first layer of pavement also known as the binder or base pavement. This layer is typically 2.5" thick and comprises 63% of the total pavement thickness (4"). (\$196,000 per mile)

We typically have waited 1 year to overlay the binder with surface pavement layer of 1.5" to allow for any defects in the road to appear during or just after the frost/ defrost cycle of the base. This allows us to repair any defects prior to the final paving. (\$ 117,660 per mile @ \$85/ton)

# Summer 2013

Street	Beg desc	End desc	Length Miles	Last Pave Date	2011 PCR	2016 PCR	Planned Improve Date	Planned Improve Type	Total Expense 2013
Autumn Ridge							NA	NA	\$ -
Blanchard Rd Ext A	Orchard Hill	Drain \$50/ft X	0.29	1993	4.80	3.69	2013	Overlay	\$ 115,354.70
Blanchard Rd Ext B	Orchard Hill	Drain \$50/ft X	0.10	1993	1.67	1.17	2013	Overlay	\$ 15,322.50
Blanchard Rd Ext Total	Orchard Hill		0.3920455	1993			2013	Overlay	\$ 130,677.20
Kerri Farms Drive	Orchard Rd		0.13	1996	3.49	2.77	2013	Overlay	\$ 19,919.20
Orchard Road	Blanchard Rd		0.59	1994	2.37	1.82	2013	Overlay	\$ 90,402.70
Orchard Road A			0.26	1999	2.35	1.79	2013	Overlay	\$ 39,838.50
Orchard Road B	Orchard Hill Road		0.92	1999	3.88	3.01	2013	Overlay	\$ 140,967.00
Orchard Road Total			1.76	1999			2013	Overlay	\$ 271,208.20
ROSE DRIVE			0.31	2010	4.39	3.38	NA	NA	\$ -
Stonewall Drive	Blanchard Rd. Ext	drive	0.32	2000	3.21	2.55	2013	Overlay	\$ 49,032.00
West Branch Road			0.34	2005	4.39	3.39	NA	NA	\$ -
Whitney Road	Orchard Road		0.36	1994	2.22	1.69	2013	Reclaim	\$ 143,199.00
			3.61						\$ 614,035.60

Miles	3.61
Cost	\$614,035.60

# Summer 2014

Street	Beg desc	End desc	Length Miles	Last Pave	2011 PCR	2016 PCR	Planned Improve	Planned Improve	Total Expense 2014
Acorn Lane	Oak Ridge Rd		0.30	1994	3.59	2.82	2014	Overlay	\$45,967.50
Cottage Farms Road	Main St		0.17	1995	3.34	2.67	2014	Overlay	\$26,048.20
Friar Lane A	Tuttle	Drain \$50/ft X	0.18	1995	1.72	1.22	2012	NA	\$0.00
Friar Lane B	Tuttle	Drain \$50/ft X	0.44	1995	2.78	2.25	2012	NA	\$0.00
Friar Lane Total	Tuttle		0.62	1995			2012	NA	\$0.00
Lawn Avenue	Main Street		0.27	1995	2.76	2.17	2014	Overlay	\$41,370.70
Lockwood Lane	water gate	pavement	0.07	1995	3.23	2.56	2014	Overlay	\$10,725.70
Maple Street	Lawn Ave-west	Lawn Ave-east	0.27	1995	2.25	1.97	2014	Reclaim	\$107,399.20
Newel Ridge	Road Greely Rd Ext		0.43	1995	3.83	2.98	2014	Overlay	\$65,886.70
Oak Ridge Road	Greely Rd Ext		0.49	1994	2.92	2.30	2014	Overlay	\$75,080.20
Range Way			0.09	2006	5.00	3.85	2014	Overlay	\$13,790.20
Spar Hawk Lane	Cottage Farms	Dead End	0.14	1995	2.91	2.31	2014	Overlay	\$21,451.50
Wood Circle	Acorn Ln		0.16	1994	2.94	2.34	2014	Overlay	\$24,516.00
Blanchard Road A	Main Street	Road	1.67	2002	3.21	2.53	2014	Shim	\$67,134.00
Blanchard Road B	Bruce Hill Road	Skillin Road	1.13	2005	4.13	3.20	2014	Shim	\$45,426.00
Cross Road 1	Main Street	U Pole Lt.	0.08	1995	1.99	1.49	2014	Reclaim	\$31,822.00
Cross Road 2	Winn Rd.	U Pole Rt.	0.31	1995	1.99	1.49	2014	Reclaim	\$123,310.20
Cross Road Total	Main Street	U Pole Rt.	0.39	1995			2014	Reclaim	\$155,132.20
			6.20						\$699,928.10

Miles	6.20
Cost	\$699,928.10



Summer 2015									
Street	Beg desc	End desc	Length Miles	Last Pave Date	2011 PCR	2016 PCR	Planned Improve Date	Planned Improve Type	Total Expense 2015
Balsam Drive	Farwell- west	Hemlock	0.28	1990	3.35	2.68	2015	Overlay	\$42,903.00
Candlewick Lane	Country Charm	Drain \$50/ft X	0.12	1995	2.55	2.01	2015	Overlay	\$18,387.00
Carol Street	Woodside	Drain \$50/ft X	0.07	1995	3.09	2.47	2015	Overlay	\$10,725.70
Country Charm Road	Val Halla	Drain \$50/ft X	0.28	1995	3.20	2.53	2015	Overlay	\$42,903.00
Crestwood Road	East Pinewood	W. Pinewood	0.30	2003	3.54	2.79	2015	Overlay	\$46,967.50
Farwell Ave A	Main Street	Drain \$50/ft X	0.19	1995	3.33	2.63	2015	Overlay	\$29,112.70
Farwell Ave B	Main Street	Drain \$50/ft X	0.08	1995	2.95	2.33	2015	Overlay	\$11,607.95
Farwell Ave Total	Main Street		0.2623106	1995			2015	Overlay	\$40,192.54
Hedgerow Dr	Main Street	Drain \$50/ft X	0.38	1995	2.29	1.75	2015	Overlay	\$58,225.50
Hemlock Dr	Prince		0.44	1990	3.63	2.85	2015	Overlay	\$67,419.00
Hillcrest Drive A	Woodside	Drain \$50/ft X	0.17	1995	2.42	1.90	2015	Overlay	\$25,537.50
Hillcrest Drive B	Woodside	Drain \$50/ft X	0.27	1995	3.47	2.73	2015	Overlay	\$41,933.74
Hillcrest Drive Total	Woodside		0.4403409	1995			2015	Overlay	\$67,471.24
Linda Street	Hillcrest	Drain \$50/ft X	0.07	1995	2.56	2.02	2015	Overlay	\$11,027.56
Longview Street	Woodside	Drain \$50/ft X	0.07	1995	2.02	1.52	2015	Overlay	\$11,317.76
Pinewood Drive	Hemlock	Drain \$50/ft X	0.46	1995	3.78	2.95	2015	Overlay	\$70,483.50
Prince Street	Farwell- west		0.16	1995	2.35	1.78	2015	Reclaim	\$63,644.00
Val Halla Road	Greely Rd	Parking Area	0.51	2004	4.07	3.16	2015	Overlay	\$78,144.75
Woodside Drive A		X Drain \$50/ft X	0.19	1995	2.54	1.70	2015	Overlay	\$29,600.28
Woodside Drive B	Main Street	Drain \$50/ft X	0.27	1995	2.40	1.84	2015	Overlay	\$40,918.04
Woodside Drive Total	Main Street		0.4602273	1995			2015	Overlay	\$70,518.32
			4.31						\$700,330.36

Miles	3.88
Cost	\$700,330.36

Summer 2016									
Street	Beg desc	End desc	Length Miles	Last Pave Date	2011 PCR	2016 PCR	Planned Improve Date	Planned Improve Type	Total Expense 2016
Forest Lake Rd	Blackstrap	Gray TL	0.72	1995	2.58	2.03	2016	Overlay	\$110,322.00
Forest Lane	Forest Lake Rd		0.44	1995	2.98	2.36	2016	Overlay	\$68,051.63
George Road	Blackstrap		0.26	1993	3.40	2.68	2016	Overlay	\$39,838.50
Goose Pond Rd	Blackstrap		0.41	1999	3.03	2.40	2016	Overlay	\$62,822.25
Highland Ave	Old Gray Rd	Gray Rd	0.19	1993	3.69	2.89	2016	Overlay	\$29,310.09
Hill Top Road	Pond Shore		0.14	1984	2.87	2.22	2016	Overlay	\$21,184.52
Kathy Lane	Skillin Road		0.19	1993	2.91	2.29	2016	Overlay	\$28,439.49
Liberty Lane			0.08	2010	4.22	3.25	2016	Overlay	\$12,258.00
Old Gray Road	North End		0.23	1993	3.38	2.68	2016	Overlay	\$35,241.75
OLD COLONY			0.34	2010	4.80	3.69	2016	Overlay	\$52,096.50
Pond Shore Drive	Skillin Rd		0.32	1984	2.29	1.77	2016	Overlay	\$49,333.81
Skillin Road			0.91	2005	4.6	3.5	2016	Overlay	\$139,434.75
Union Road	Highland Ave	George Rd	0.10	1993	2.91	2.29	2016	Overlay	\$15,322.50
Upper Methodist	Blackstrap	Dead End	0.40	1993	3.30	2.61	2016	Overlay	\$60,796.66
			4.73						\$724,452.44

Miles	4.73
Cost	\$724,452.44



# Summer 2017

Street	Beg desc	End desc	Length Miles	Last Pave Date	2011 PCR	2016 PCR	Planned Improve Date	Planned Improve Type	Total Expense 2017
Castlerock			0.18				2017	Overlay	\$27,580.50
Cross Road 1	Main Street	U Pole Lt.	0.08	1995	1.99	1.49	2014	NA	
Cross Road 2	Winn Rd.	U Pole Rt.	0.31	1995	1.99	1.49	2014	NA	
Cross Road Total	Main Street	U Pole Rt.	0.39	1995			2014	NA	
Harris Road A	Tuttle Road		0.80	2002	4.04	3.13	2017	Overlay	\$122,463.92
Harris Road B	Tuttle Road		0.81	2001	3.32	2.63	2017	Overlay	\$124,495.31
Harris Road Total	Tuttle Road		1.61	2002			2017	Overlay	\$246,959.23
Lower Methodist	Gray Rd	End of pavement	0.50	1995	1.98	1.48	2017	Overlay	\$76,612.50
Mill Ridge Road A			0.08	2000	3.07	2.44	2017	Overlay	\$12,333.45
Mill Ridge Road B	Mill Rd		0.31	1995	2.85	2.26	2017	Overlay	\$48,173.01
Mill Ridge Road Total	Mill Rd		0.3948864	2000			2017	Overlay	\$60,506.46
Mill Road A			0.65	2005	4.03	3.13	2017	Overlay	\$99,248.01
Mill Road B	Blanchard	Gray Rd	0.54	2005	2.89	2.29	2017	Overlay	\$82,561.58
Mill Road Total	Blanchard		1.186553	2005			2017	Overlay	\$181,809.59
Rock Ridge Run	Harris Rd		0.47	2002	4.03	3.12	2017	Overlay	\$72,015.75
Turkey Lane	Main Street		0.30	1995	2.37	1.85	2017	Overlay	\$45,967.50
Whitetail Road	Harris Rd		0.19	1995	3.76	2.93	2017	Overlay	\$29,019.89
			5.22						\$740,471.42

Miles	5.22
Cost	\$740,471.42

# Summer 2018

Street	Beg desc	End desc	Length Miles	Last Pave Date	2011 PCR	2016 PCR	Planned Improve Date	Planned Improve Type	Total Expense 2018
Aspen Crest	Mere Wind Dr.		0.13	2000	3.77	2.93	2018	Overlay	\$20,313.92
Brookside Dr	Greely		0.17	1995	3.27	2.56	2018	Overlay	\$25,972.80
Edes Rd	Greely		0.33	1988	3.34	2.62	2018	Overlay	\$50,204.40
Greely Rd A	Middle Road	Main St	1.17	2004	2.85	2.26	2018	Overlay	\$178,762.50
Greely Rd B	Middle Road	Main St	1.50	2004	2.60	2.06	2018	Overlay	\$229,112.00
Greely Rd C	Middle Road	Main St	0.31	2004	3.10	2.45	2018	Overlay	\$48,027.91
Greely Rd D	Middle Road	Main St	0.20	2004	2.94	2.05	2018	Overlay	\$30,906.18
Greely Rd Total	Middle Road	Main St	3.1770833	2004			2018	Overlay	\$486,808.59
Hillside Ave	Greely Rd	TL	0.50		3.59	2.83	2018	Overlay	\$76,902.70
Mere Wind Drive	Greely		0.37	2000	3.41	2.71	2018	Overlay	\$56,693.25
Shady Run Lane	Greely Rd		0.42	1993	3.67	2.87	2018	Overlay	\$64,354.50
			5.10						\$781,250.16

Miles	5.10
Cost	\$781,250.16

## **2015-2019 CIP Project Proposals:**

DEPARTMENT	PROJECT NAME	IS THIS A NEW PROJECT?	COST	PROPOSED YEAR OF FUNDING
ASSESSING	Town-wide Revaluation	NO	\$400,000	TBD
	In-House Update	NO	\$75,000	TBD
FIRE	Central Station Replacement	NO	\$3,925,000	TBD
IT	Phone System	NO	\$70,000	2015
	Map & Plan Scanning	YES	\$14 k per yr. for 5 yrs.	2015
LIBRARY	Prince Expansion	NO	\$1.6 million	TBD
	Basement Archives Area	YES	\$18,500	2014-2015
	Collections Project	NO	\$30,000	TBD
PUBLIC SERVICES				
<u>*West Cumb.</u>	Rec Hall Renovations	NO	\$75,000	2014-2015
<u>*Twin Brook</u>	3 Field Renovations	NO	\$150,000	TBD
	Storage Building	YES	\$60,000	2014 -2015
	Playground (Twin Brook)	YES	\$40,000	TBD
	Trail Upgrade at Twin Brook & Town Forest	YES	\$10,000	2015-2018

	Culvert Replacement	NO	\$50,000	On-going
<u>*Sidewalks</u>	Town Hall to Twin Brook	NO	\$877,000	TBD
	Drowne Rd to Main Street (loop)	NO	\$250,000	TBD
	Cumberland Commons Sidewalk Replacement	YES	\$60,000	TBD
<u>*Roads</u>	Reconstruction: Rt. 88, Greely, Middle, Blackstrap	NO	Revolving Schedule	TBD
	Pavement Mgmt. Plan	NO	\$800,000/yr .	2015-19 (Annual Cost)
<u>NS</u>	Blanchard Rd. Recon. (Bruce Hill to Skillin)	NO	\$1,100,000	2014
	Rt. 1 South Turn Lane	YES	\$600,000	2015
	Rt. 1 North Turn Lane	YES	\$150,000	TBD
	Rt. 88 to Yarmouth Town Line Road Recon (widen, drainage, paved shoulder)	NO	\$550,000 w/out state funding \$109,000 w/state funds	TBD
	Main Street from Tuttle to Greely (town share of state project)	YES	\$53K-106K	TBD - PACTS
<u>*Utilities</u>				
	Rt. 9 Sewer & Water line ext. from library to Falmouth	NO	\$830,000	TBD



	Water ext. to Val Halla	NO	\$250,000	Begin 2014-15
	Range Road Water Line & Pump Station	NO	\$1,150,000	TBD
<u>*Public Works</u>	New PW & Bus Garage & Salt/Sand Storage	YES	\$4,000,000	Bond in FY 2015
	Crushing Operations: Gravel Pit-Goose Pond Rd.	NO	\$143,00	Every 3 yrs (\$49,000) Begin 2015
	Wood Waste Landfill Closure	NO	\$475,000	TBD
	Large/Deep Drainage Pipe	NO	\$204,000	TBD
<u>*Val Halla</u>	Outdoor Skating Rink	YES	\$10,000	2015
	Events Area Shelter	NO	\$33K or \$48K	TBD
	Wash Pad	NO	\$25,000	TBD
	Maintenance Bldg. Addition	NO	\$125,000	TBD
Town Buildings	Energy Audit & HVAC Update	YES	\$100,000	2015-2018
*Equipment Maintenance Reserve	Annual Depreciation of Equipment	NO	\$390,000	Annual
*NPDES	Phase 3 Federal mandate re: stormwater pollution	NO	\$30,000/Yr.	Annual
*Senior Housing	Roof & Boiler Replacement	NO	\$377,000	2015-2018

### **Projects Underway or Completed in Past Fiscal Year (2013-2014)**

<b>DEPT.</b>	<b>PROJECT</b>	<b>COST</b>
<b>PUBLIC SERVICES</b>	West Cumberland Playground Renovations	\$40,000
	Survey of Town-Owned Land	\$10,000
	Blanchard Rd. Reconstruction (Bruce Hill to Skillin)	\$1,100,000
<b>FIRE</b>	Paving W. Cumb. Station	\$20,000
	Ambulance Replacement	\$200,000
	Overhead Doors Central Station	\$16,000
<b>IT</b>	2 New Servers (replacement)	\$31,000
	MUNIS Server Replacement	\$15,000
<b>CLERK</b>	Voting Booths	\$5,000 ( ½ in FY 2013; ½ in FY 2014)

### **Previously Included Projects Now Removed from CIP**

Synthetic Turf Field & lights	Synthetic Turf Field & lights	No	\$675,000	Removed
Public Services	Outdoor Community Pool	No	\$900,000	Removed

### **HISTORY OF COMPLETED CIP PROJECTS**

<b>Department</b>	<b>Project</b>	<b>Cost</b>	<b>Year(s)</b>
ADMIN	HVAC		FY 2010 - 2011

IT	S1 Server Replacement?	\$20,700	FY 2010 - 2011
Public Services	Road Reconstruction Route 88	\$4.2 Million	FY 2010 - 2011
Public Services	Range Road Reconstruction & Water Line Ext.	\$7,000,000	FY 2010 - 2011
Val Halla	Irrigation	\$500,000	FY 2009-10
Val Halla	Roof Replacement	\$75,000	FY 2009
Public Services	Drainage Projects: Bea, Carol, Forest	\$2,700,000	FY 2009
Public Services	Paving: Bea, Carol, Forest	\$103,000	FY 2009
Public Services	Roof Replacement Town Garage	\$56,000	FY 2009
Public Services	Compost Pad	\$45,000	FY 2009
Public Services	NPDES – Annual	\$32,000	FY 2009
Public Services	Range Road Reconstruction & Water Line Ext.	\$7,000,000	FY 2009
Library	Brick Re-pointing	\$30,000	FY 2008- 2009
Planning	Comprehensive Plan Mapping & Survey Consulting Work	\$60,000	FY 2008- 2009
Assessing	Property Revaluation	\$300,000	FY 2008- 2009
Public Services Twin Brook Projects:	Shelter Field Renovations Electrical hook up Parking Expansion Restrooms Equipment Field House Water Supply	\$75,000 \$140,000 \$70,000 \$30,000 \$30,000 \$200,000 \$75,000	FY 2008- 2009
Administration	Town Center Sidewalk Reconstruction/Extension	\$250,000	FY 2007 - 2008
Administration	Town Hall Generator & Fuel Tank	\$40,000	FY 2007 - 2008
Public Services	Twin Brook Well (drilled and capped)	\$20,000	FY 2007 - 2008
Public Services	Fence Materials for Securing Twin Brook Fields	\$20,000	FY 2007 - 2008

Town Clerk	Vault Filing System & Records Restoration	\$32,000	FY 2007 - 2008
Fire	Generator – West Cumb. Station	\$12,000	FY 2007 - 2008
Fire	Air Tank Compressor	\$50,000	FY 2006-2007
Fire	Generator – Central Station	\$25,000	FY 2006 - 2007
Finance	Computer System	\$175,000	FY 2006 - 2007
Police	Computer System	\$99,630	FY 2006 - 2007
Library	Air Conditioning (Prince Room & Staff Room)	\$35,000	FY 2006 - 2007
Library	Air Conditioning	\$37,000	FY 2006 - 2007
Public Services	Generator -Garage	\$32,000	FY 2006 - 2007
Administration	Water Line Extension – West Cumberland	\$1.2 million	FY 2005-2006
Public Services	Infield Grooming Machine	\$5,000	FY 2005 - 2006
Public Services	Salt Storage Shed	\$90,000	FY 2004 – 2005
Public Services	Stone Wharf Reconstruction	\$650,000	FY 2003 - 2004
Administration	Rines Forest Purchase	\$1.3 million	FY 2003 -2004
Fire	SCBA Breathing Apparatus	Equip. Repl.	On-going
Fire	Personal Protective Equipment	Equip. Repl.	On-going



# ITEM

## 14-086

To hold a Public Hearing to consider and act on a Mass Gathering Permit for the 45<sup>th</sup> Annual Cumberland Arts & Crafts Show to be held on August 7<sup>th</sup> – 10<sup>th</sup> at the Cumberland Fairgrounds

# MEMORANDUM

To: William Shane, Town Manager  
From: Tamara O'Donnell, Town Clerk  
Re: United Maine Craftsman Craft Show

I held a meeting at 9:00 a.m., on Tuesday, March 4, 2014, with Cumberland Farmer's Club President Mike Timmons, Police Chief Charron, Lt. Milt Calder, and Deputy Fire Chief Bernier.

I reviewed in detail the requirements of the Mass Gathering Ordinance with Mr. Timmons. The following represents our mutual understanding:

- Exact attendance levels are unknown, however, it was determined that 10,000 is likely. Therefore, the organizers will pay the Major Mass Gathering fee of \$500.00.
- Entrance fee for attendees is \$4.00 per person
- The 2014 United Maine Craftsman Fair will be held August 7<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> and 10<sup>th</sup>. The hours will be Thursday, Friday and Saturday 9 a.m.-5:00 p.m., Sunday 10:00 a.m.-4:00 p.m.
- Vehicles will be flagged from the entrance to the parking area and the entrance fee will be paid after parking. There is no parking fee.
- There will be parking attendants for the parking areas. The Tuttle Road United Methodist Church group have been hired to be flaggers for parking again this year. Police will be onsite to help with pedestrian traffic. The Blanchard Road lot will be open.
- There will be approximately 250 artisans selling their handcrafted products.
- Additional security staff have been hired by Publicover Security.
- There will be 1 Paramedic, 1 EMT, and 1 Supervisor from the Fire Department on site.
- There will be 1 Fire Engine on site.
- There will be 3 police officers on duty at the event.
- Communication between parties will be by two way radio and cell phone.
- Food Vendors will be handled exclusively through the Farmers' Club. There are approximately 8-10 food vendors signed up.
- A copy of the contract with Troiano Waste Services, as well as a copy of the event insurance is being mailed to us this week.
- Contact person for this event is Ms. June Budrow. Contact number is 621-2818.

Approximate fees for this event are as follows:

\$1,950.00	-	Police Coverage
\$1,275.00	-	Fire/EMS Coverage

I believe we have covered all areas related to the Mass Gathering Permit application. I anticipate that this event will be very successful and well managed. I hope the weather cooperates and they have a wonderful turnout. Thank you.





## United Maine Craftsmen, Inc.

16 Old Winthrop Road  
Manchester, Maine 04351

207-621-2818

Fax: 207-621-1945

[info@unitedmainecraftsmen.com](mailto:info@unitedmainecraftsmen.com)

[www.unitedmainecraftsmen.com](http://www.unitedmainecraftsmen.com)

April 15, 2014

Ms. Tammy O'Donnell  
Town of Cumberland  
290 Tuttle Road  
Cumberland, ME 04021

RE: 45th Annual Cumberland Arts & Crafts Show – Mass Gathering Permit

Hi Tammy,

Enclosed please find the Mass Gathering Permit application for our event in August, a check in the amount of \$500, and a copy of the Farmer's Club Contract for use of their property.

I have been told that food concession licenses from the town are no longer required. Let me know if there is anything else that I need to send.

Also I will be sending you the sign permit and fee.

Thank you,

Sincerely,

June Budrow  
Administrator

## TOWN OF CUMBERLAND

Publication Dates: \_\_\_\_\_  
 Publication Names: \_\_\_\_\_  
 Date Filed: \_\_\_\_\_  
 Fee Received: \_\_\_\_\_  
 Date Ordinance Received: \_\_\_\_\_  
 Issued: \_\_\_\_\_  
 Denied: \_\_\_\_\_

**Mass Gathering Application-Major Outdoor Event**  
**(5,000 or more persons)**

This application **must be filed with the Town Clerk not less than 60 days** before the date of the event.  
 Application must be accompanied by a non-refundable fee of **\$500.00**.

Name of Applicant: United Maine Craftsmen

Address of Applicant: 16 Old Winthrop Rd. #2 Manchester, ME 04351

Name of Event: 45th Annual Cumberland Arts + Crafts Show

Facility where the event will be held: Cumberland Fairgrounds

Is the facility owned by the applicant: \_\_\_\_\_ yes; ☒ no, (if no, attach a copy of the contract with  
 The owner which allows use of property)

Name of promoter (if different from above): Same

Telephone number: 621-2818

Date of Event: Aug 7-10, 2014 Time (start and finish times): Thurs-Sat 10-5<sup>am</sup> pm  
Sun 10-4<sup>am</sup> pm

Number of tickets available: unlimited - sold at gate

Expected attendance: 8000+

Description of event: OVER 200 Maine Artisans selling  
their handcrafted products

Will any food vendors be serving at the event: ☒ yes, \_\_\_\_\_ no, (if yes, how many, and  
 what types) 8-10 food vendors / concessions in free standing  
tents / truck units and Lions Club Building

Will any alcohol vendors be serving at the event? \_\_\_\_\_ yes, ☒ no (if yes, list name and attach  
 A copy of the vendors license to sell alcohol, describe what alcohol will be served) \_\_\_\_\_

Describe the three most recent outdoor performances of the group, performer, or event being proposed. Include location, date(s), number in attendance, promoter or sponsoring person or organization.

1. 12th Fall Festival, Smiling Hill Farm Westbrook  
Sept 7, 2013 94 exhibitors 2000 customers
2. 44th Cumberland Show Aug 8-11 8000 cust 200 exhibitors
3. 11th Fall Festival 87 exhibitors 1998 customers

**Description of facility:**

- A. Seating capacity: \_\_\_\_\_ permanent; \_\_\_\_\_ temporary
- B. Other seating capacity: \_\_\_\_\_ festival; \_\_\_\_\_ standing room only (sq. ft.)
- C. Number of toilets available: 12 permanent; 14 portable (plus 3 handicap)
- D. Number of parking spaces available: \_\_\_\_\_ on-site; \_\_\_\_\_ off-site
- E. Are all parking lots lighted (applicable only if event runs into evening hours: \_\_\_\_\_ yes; \_\_\_\_\_ no, if no, which lots are not lighted \_\_\_\_\_)
- F. Source of potable water: Portland Water District
- G. Refuse containers available, number and size: (2) 30 yard roll-off containers
- H. Name of refuse disposal company (attach a copy of the agreement to pick up refuse)  
Triotano Waste Service
- I. When will refuse be picked up? Monday, August 11th

**Public Safety:**

- J. Describe first aid facilities: Cumberland Rescue
- K. Describe emergency facilities: Cumberland Police & Rescue
- L. Describe communication facilities: all necessary personnel will carry radios - cell phones also available
- M. Number of certified police officers: one on site - will increase if necessary
- N. Other security personnel (include company name and qualification): Pullover
- O. Describe fire personnel: Cumberland Fire Dept



### Traffic Plan

- P. Description of routes persons attending the event are likely to take, include number of traffic controllers and deployment descriptions. *Cumberland Police will be at the Blanchard Rd gate to assist with traffic if necessary.*
- Q. Describe methods used to publicize alternate routes of reaching the scene of the event.  
*Directional Signs*
- R. Attach statement of availability of private towing firms to remove disabled vehicles.

### Crowd Management

- S. Plan for discouraging those not holding tickets for the event from not coming to the event Site. *all gates manned during show hours.*
- T. Plan for preventing trespassing on private property in the area.  
*not an issue*
- U. Will all publicity stop as soon as it is apparent that the event is sold out? ☐ Yes;  
☒ No *Not an issue*
- V. Description of how the event will be publicized, include how a sell-out will be publicized.  
*TV, print, e-mail, posters, flyers, postcards, website, (sell out is*
- Other: *not an issue)*
- W. Name of liability insurance *Zurich Insurance* # *\_\_\_\_\_*  
Amount of coverage *2,000,000*; amount of property insurance *1,000,000*
- X. Preferred type of performance guarantee (i.e. escrow account, irrevocable letter of credit)  
*N/A*

*June Budhaw*  
Authorized Signature

On \_\_\_\_\_ (date), I received a copy of the Cumberland Mass Gathering Ordinance.

\_\_\_\_\_  
Authorized Signature



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/3/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Cross Insurance-Augusta 116 Community Drive  Augusta ME 04330		<b>CONTACT NAME:</b> Dan Keeley <b>PHONE (A/C, No, Ext):</b> (207) 622-4787 <b>E-MAIL ADDRESS:</b> dkeeley@crossagency.com <b>FAX (A/C, No):</b>																						
<b>INSURED</b> United Maine Craftsmen, Inc. C/O June Budrow 16 Old Winthrop Road Unit 2 Manchester ME 04351		<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A:</td><td>Foremost Signature Ins Co</td><td>41513</td></tr><tr><td>INSURER B:</td><td>Maine Employers Mutual Ins Co</td><td>11149</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Foremost Signature Ins Co	41513	INSURER B:	Maine Employers Mutual Ins Co	11149	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																						
INSURER A:	Foremost Signature Ins Co	41513																						
INSURER B:	Maine Employers Mutual Ins Co	11149																						
INSURER C:																								
INSURER D:																								
INSURER E:																								
INSURER F:																								

**COVERAGES**

CERTIFICATE NUMBER: CL144306272

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			PPS34661208	3/7/2014	3/7/2015	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 10,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	\$ 2,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR					EACH OCCURRENCE	\$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE					AGGREGATE	\$
	DED	RETENTION \$						\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS	OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y/N	N/A	1810018550	9/21/2013	9/21/2014	E.L. EACH ACCIDENT	\$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$ 500,000
							E.L. DISEASE - POLICY LIMIT	\$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
Refer to policy for exclusionary endorsements and special provisions.

**CERTIFICATE HOLDER****CANCELLATION**

Town of Cumberland  
Tammy O'Donnell  
290 Tuttle Road  
Cumberland, ME 04241

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

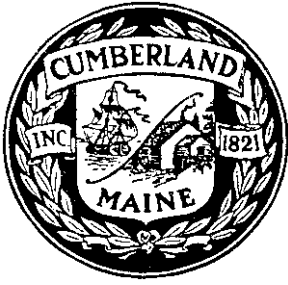
Sarah Dube/SC1



# ITEM 14-087

To consider and act on authorizing the Town Manager to execute  
an Easement Deed with Kenneth Richards for property located  
at 162 Fairwind Lane





TOWN OF CUMBERLAND, MAINE  
290 TUTTLE ROAD  
CUMBERLAND, MAINE 04021  
TEL: 207-829-2205 FAX: 829-2224

**To:** Town Council  
**From:** William R. Shane, Town Manager  
**Date:** May 8, 2014  
**Re:** Tower Easement

---

We have historically had radio issues along the Foreside due to topography. Lt. Milt Calder has been working on a solution with RCM radio to resolve the issues and has developed a plan that would require mounting an antenna to the top of the Portland Water District Water Tank on Fairwind Lane. The whip antenna is 6'-8' in length and would be affixed to the Water Tank. The radio equipment, power, installation and insurance would be our responsibility.

I will seeking your authorization to execute an easement deed between the Richards and the Town for an easement to access and run utilizes to the water tank so that the entail could begin. The Budget estimate is approximately \$40,000 and would be funded through the Capital Improvements Program.



William Holmes  
Director

22 B High Street  
Windham, Maine 04062  
893-2810

[www.cumberlandcounty.org/ccrcc](http://www.cumberlandcounty.org/ccrcc)



Deb Plummer  
Deputy Director

General Manager Ronald Miller  
Portland Water District  
255 Douglass Street  
Portland Maine

March 20, 2014

Re: Cumberland Tank

Dear Mr. Miller:

The Cumberland County Regional Communications Center (CCRCC) serves as the emergency 9-1-1 dispatch agency for 19 communities in Cumberland County and the Cumberland County Sheriff's Office. We also serve as the emergency dispatch center for the American Red Cross in 8 of the counties in the State of Maine.

As an emergency communications center, one of the most significant challenges in our profession is to ensure good, reliable radio coverage with each of the public safety agencies we serve. To that end, in 2010 the County of Cumberland committed \$1.7 million to a Countywide Microwave radio system. The new radio system includes the use of 9 towers throughout the County.

However, despite our best efforts, we still do not have complete 100% radio coverage throughout the entire County. We recognize that enhancements to agencies radio coverage have the potential to save lives.

We are aware that the Town of Cumberland, one of the public safety agencies we serve, has requested to install radio equipment on equipment owned by the PWD within the town of Cumberland.

The County of Cumberland strongly supports this request by the Town of Cumberland and would appreciate your consideration in this matter. We agree that adding radio equipment onto your Tank in Cumberland would enhance the radio reception and coverage in some areas of the town. This improvement would indeed have the potential to save lives in the Town including the public safety officials responding to emergency incidents.

I welcome and encourage further contact regarding this important project.

Respectfully submitted,

Bill Holmes

March 22, 2014

Mr. Ronald Miller, General Manager  
Portland Water District  
255 Douglass Street  
Portland Maine

Re: Cumberland Tank Antenna Request

Dear Mr. Miller:

The Cumberland Police Department along with the Cumberland Fire Department is requesting the Portland Water District allow us to install a voter repeater system on the Cumberland water tank on Fairwind Lane in Cumberland.

The Towns emergency services group lacks reliable radio signals in this part of town due to topography issues in the area. Officers of our department constantly have to utilize cell phone technology in order to communicate with not only each other, but our communication center as well. This is a severe safety issue. The use of cell phones takes our focus off the task at hand and have to focus on holding and listening to the cell phone instead of getting the necessary information directly from our radio communications. Installing this small, but very important piece of equipment at this location will provide a more reliable service to the citizens of Cumberland and as well as insuring added safety to my officers working in this area of town.

Cumberland is a rural coastal community with approximately 7500 citizens and is experiencing rapid housing growth in the past two years (85 new homes in 2013). Being a bedroom community does not come without challenges. We serve an extremely dangerous infrastructure which includes, two major highway corridor's, two high voltage electrical transmission lines, two natural gas transmission pipelines, a gasoline pipeline, a crude oil pipeline and a large regional school district.

The Cumberland Police Department believes crime is mobile and a highly visible force in the community serves as the most effective deterrent to criminal activity. Our department handles over 12,000 calls for service in a calendar year. The department takes seriously their commitment to providing the most professional and proactive law enforcement services to our community.



There are times that officers on the same call in this area cannot talk to each other on the radio. Our officers enter this part of town knowing that radio communications are effected and will not work due to coverage issues.

We look forward to coming to a Board of Trustees meeting in the near future to outline this request in more detail.

Thank you for your consideration on this extremely important matter

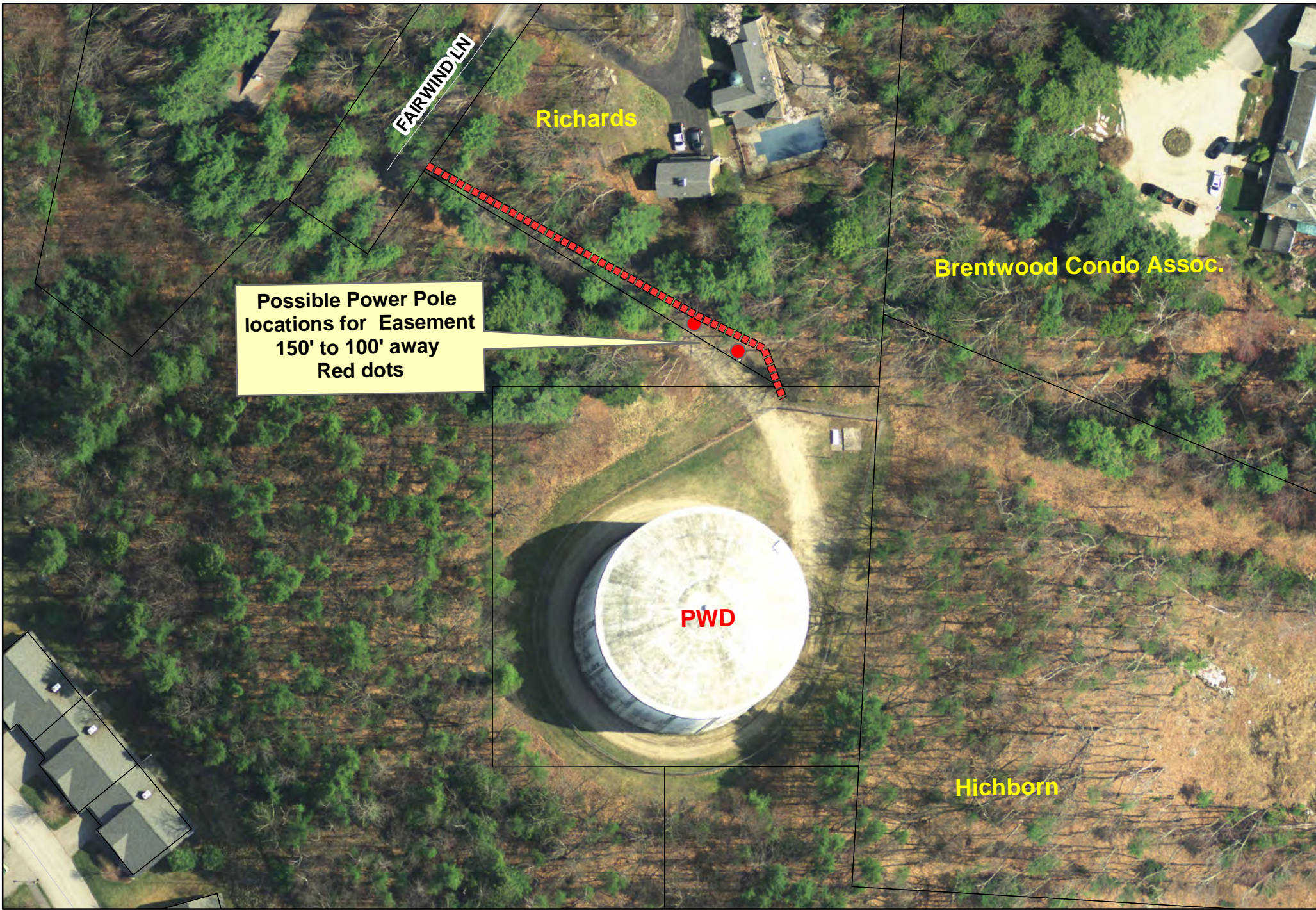
Sincerely,

Lt. Milton Calder

Cumberland Police Department

cc: William Shane, Town Manager





Possible Power Pole  
locations for Easement  
150' to 100' away  
Red dots

FAIRWIND LN

Richards

Brentwood Condo Assoc.

PWD

Hichborn



75 37.5 0 75 Feet

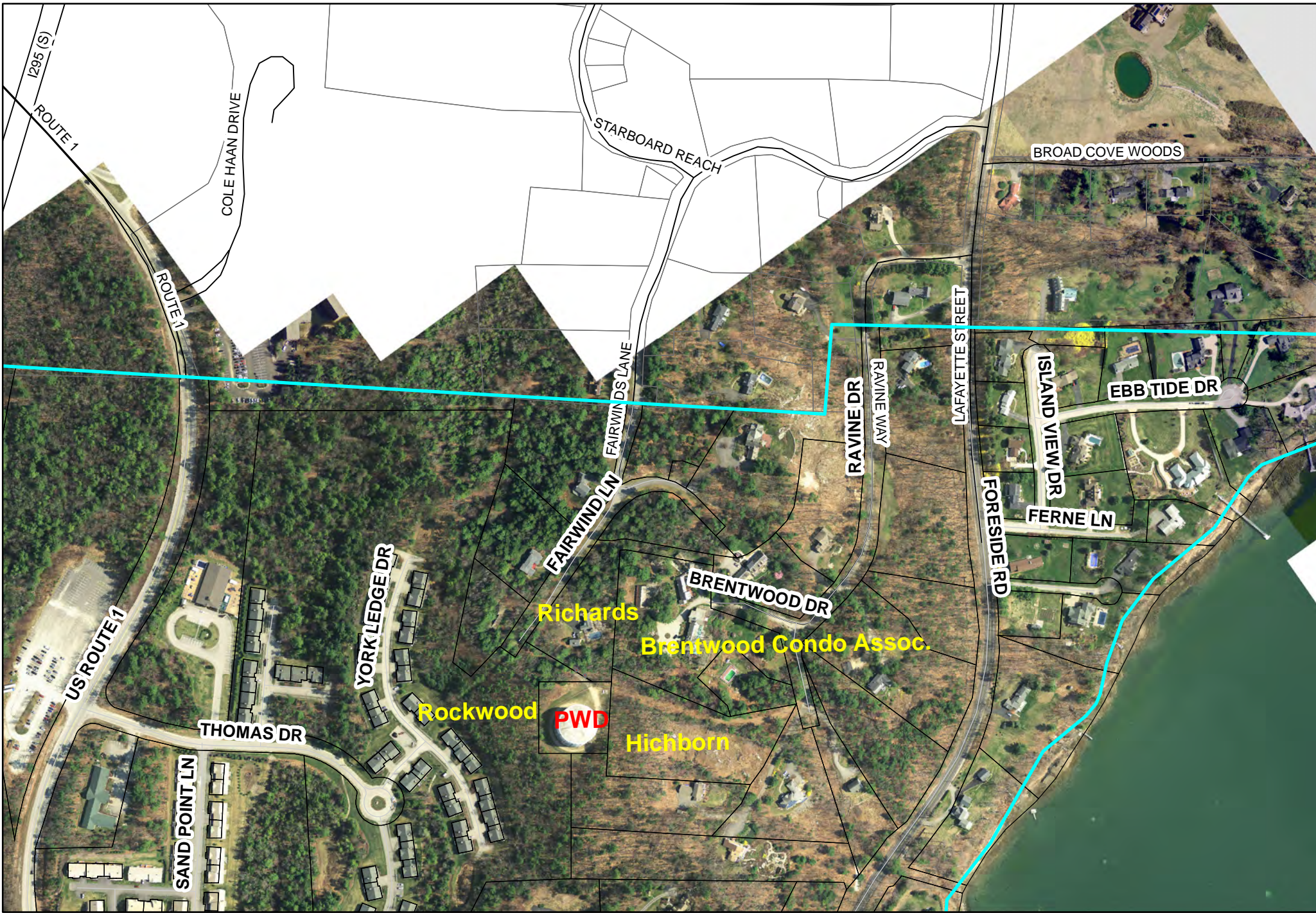


1 inch = 75 feet



Easement from Richards  
Fairwind Lane to PWD Tower





400 200 0 400 Feet



1 inch = 400 feet





# Quitclaim Deed

With Covenant  
Corporate Grantor

From

HENRICK CORP.

To

PORTLAND WATER DISTRICT

Dated ....., 19..

State of Maine,

ss. Registry of Deeds.

Received ....., 19..

at ....., H., ....., M., and

recorded in Book ....., Page .....

Attest: ....., Register.

FROM THE OFFICE OF  
PETER B. WEBSTER  
VERRILL & DANA  
2 CANAL PLAZA  
P. O. BOX 586  
PORTLAND, MAINE 04112

Marks Printing House, Portland, Maine  
ML 20-2

*Handwritten:* 10/10/65

QUITCLAIM DEED  
With Covenant  
Corporate Grantor

BOOK 6527 PAGE 43

**Know all Men by these Presents,**

**That** HENRICK CORP.

a Corporation organized and existing under the laws of the State of Maine

and having a place of business at Portland

in the County of Cumberland and State of Maine

in consideration of one dollar (\$1.00) and other valuable considerations

paid by PORTLAND WATER DISTRICT, a quasi-municipal corporation organized and existing under the laws of the State of Maine and located at Portland in the County of Cumberland and State of Maine

whose mailing address is 225 Douglass Street, Portland, Maine 04104

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey,

and forever quitclaim unto the said PORTLAND WATER DISTRICT, its successors

heirs and assigns forever,

the right perpetually to enter at any and all times upon a certain strip of land situated in the Town of Cumberland, in the County of Cumberland and State of Maine, said strip being thirty (30) feet in width bounded and described as follows:

Beginning at an iron pipe located on the southerly side of the existing gravel road located northerly of the Grantee's tank site; thence South 8° 22' 20" East two hundred twenty-five (225) feet, more or less, to the tank site; thence South 41° 10' 40" East by the tank site fifty-five and thirty-seven hundredths (55.37) feet, more or less, to an iron pipe; thence North 8° 22' 20" West, two hundred seventy (270) feet, more or less, to an iron pipe located on the southerly side of the above-described gravel road; thence South 84° 34' West by said gravel road, thirty (30) feet, more or less, to said iron pipe and the point of beginning.

And to construct and perpetually maintain through and across said strip conduits or pipe lines for conveying water and to lay, relay, repair, maintain and remove water pipe or pipes upon or under said strip, with all necessary fixtures or appurtenances, together with the right at all times to make connections with said conduits or pipe lines to land adjoining said strip by means of pipes or services, to install electric or other energized control lines and appurtenances upon or under said strips; to trim, cut down and remove bushes and trees and to remove grass and crops growing on said strip to such extent as in the judgment of the Grantee is necessary for any of the above purposes and to enter upon said strip at any and all times for any of the foregoing purposes; reserving to the Grantor, its successors and assigns, the use and enjoyment of said strip for such purposes only as will in

no way interfere with the perpetual use thereof by the Grantee, its successors and assigns, for the purposes above mentioned, provided that no building or any kind of permanent structure will be erected on said strip by the Grantor, its successors and assigns, and that the Grantor, its successors and assigns, shall not remove earth from said strips or place fill thereon without the written permission of the Grantee.

The said thirty (30) foot wide strip of land is subject to an access easement granted to Portland Water District by Widgery Thomas, Jr., Joann B. Thomas, Mary Louise Sprague, Phineas Sprague, Zella T. Dewey and Edward Dewey by deed dated September 12, 1978, and recorded in the Cumberland County Registry of Deeds in Book 4304, Page 67.

C 02334 43

**To have and to hold** the same, together with all the privileges and appurtenances thereunto belonging, to the said PORTLAND WATER DISTRICT, its successors

~~heirs~~ and assigns forever.

**And** the said Grantor Corporation does ~~covenant~~ with the said Grantee, its successors

~~heirs~~ and assigns, that it will **warrant and defend** the premises to the said Grantee, its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons ~~claiming by~~ ~~its/~~ ~~through, or under it~~

**In Witness Whereof**, the said HENRICK CORP.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Lyndel J. Wishcamper, its Vice President

thereunto duly authorized, this

17th

day of the month of

July

A.D. 19 84.

**Signed, Sealed and Delivered**  
in presence of

*Janet R. Theriault*

HENRICK CORPORATION  
(Corporate Name)

By *Lyndel J. Wishcamper*  
Lyndel J. Wishcamper  
Its Vice President

State of Maine, County of Cumberland ss.

July 17, 19 84.

Then personally appeared the above named Lyndel J. Wishcamper Vice President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

RECEIVED  
1984 AUG -7 PM 2:15  
RECORDED REGISTRY OF DEEDS  
CUMBERLAND COUNTY

*Janet R. Theriault*  
JANET R. THERIAULT  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES NOVEMBER 4, 1989  
*James J. Walsh*

Justice of the Peace  
Notary Public  
Attorney at Law

SEAL

# ITEM

## 14-088

To consider and act on authorizing the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of 4,858.93 for property identified as Tax Map R07/Lot 84





# TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

Telephone (207) 829-5559 • Fax (207) 829-2214

---

TO: William Shane, Town Manager

FROM: Tammy O'Donnell, Deputy Tax Collector/Town Clerk

DATE: May 6, 2014

SUBJECT: Request for acceptance of back taxes

I have received a request for acceptance of payment of back taxes for property referenced as Map R07/Lot 84, in the name of Mr. Dennis Allen and Mrs. Patricia Benoint-Allen. The tax payment breakdown is as follows:

Map R07/Lot 84

2012-\$ 992.73

2013-\$1,935.96

2014-\$1,830.24

Deed Fee-\$100.00

The total amount collected is \$4,858.93, which is inclusive of all penalties and interest. Thank you.

Property Location: SKILLINGS ROAD

MAP ID: R07/ 84/ / /

Bldg Name:

State Use: 1300

Vision ID: 1728

Account #A0460R

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 05/08/2014 16:08

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT															
Description		Code	Appraised Value	Assessed Value																	
ALLEN DENNIS R BENOIT-ALLEN PATRICIA A 12 ALLENS COURT WAY						RES LAND	1300	104,400	104,400												
CUMBERLAND, ME 04021 Additional Owners:																					
SUPPLEMENTAL DATA																					
Other ID: 0R07 0084 0000																					
EXEMPT RESEXM TREES hearing GIS ID: 0R07 0084 0000						ASSOC PID#															
						Total		104,400	104,400												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value													
2014	1300	104,400	2013	1300	104,400	2012	1300	104,400													
ALLEN DENNIS R		24390/ 265	09/21/2006	U	V	0	1N														
ALLEN DENNIS R		24390/ 257	09/21/2006	U	V	0	1G														
ALLEN CATHLEEN - HEIRS OF		3286/ 299		U		0															
Total:		104,400	Total:	104,400	Total:	104,400	Total:	104,400													
EXEMPTIONS		OTHER ASSESSMENTS																			
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.													
Total:																					
ASSESSING NEIGHBORHOOD																					
NBHD/ SUB	NBHD Name		Street Index Name		Tracing		Batch														
0001/A																					
NOTES																					
REMAINING PORTION OF R07/84 AFTER SPLITS AND RECONFIGURATION 09/21/2006 - BK 24390 PG 265 LOT SPLIT OF 2.52 ACRES CREATING PARCEL R07/84N - 02/08/2011 BK 28507 PG 52																					
BUILDING PERMIT RECORD																					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type											
13-197	10/03/2013	NC	New Construct	10,000		0		20' X 20' YURT TO BE	09/13/1996												
VISIT/ CHANGE HISTORY																					
Date	Type	IS	ID	Cd.	Purpose/Result																
			PB	00	Measur+Listed																
LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value		
1	1300	RES ACLNDV	RR2			5.42	87,120 SF	1.40	1.0000	5	1.0000	0.85	90	0.90	UND/ACCESS		1.00	1.07	93,300		
1300	RR2	1300					AC0.00	0.9500	0	0	1.000	90	0.90	0.0000		2,052.1	1100.00	11,100	Acre		
Total Card Land Units:											7.42	AC	Parcel Total Land Area:			7.42	AC	Total Land Value:			104,400

VISION

3206  
CUMBERLAND CTR, ME

This signature acknowledges a visit by a Data Collector or Assessor

## APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	104,400
Special Land Value	0
Total Appraised Parcel Value	104,400
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	104,400

*Vision ID: 1728*

MAP ID: R07/ 84/ 11

*Bldg Name:*

*State Use:* 1300

Account # A0460R

Bldg #:

1 of 1

Sec #:

1 of

1

*Card*

of

1

Print Date: 05/08/2014 16:08

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
				MIXED USE								
				Code	Description					Percentage		
				1300	RES ACLNDV					100		
				COST/MARKET VALUATION								
				Adj. Base Rate:					0.00			
									0			
				Net Other Adj:					0.00			
				Replace Cost					0			
				AYB								
				EYB					0			
				Dep Code								
				Remodel Rating								
				Year Remodeled								
				Dep %								
				Functional Obslnc								
				External Obslnc								
				Cost Trend Factor					1			
				Status								
				% Complete								
				Overall % Cond								
				Apprais Val								
				Dep % Ovr					0			
				Dep Ovr Comment								
				Misc Imp Ovr					0			
				Misc Imp Ovr Comment								
				Cost to Cure Ovr					0			
				Cost to Cure Ovr Comment								
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value		
Ttl. Gross Liv/Lease Area:				0		0		0				



# ITEM

## 14-089

To consider and act on authorizing the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of \$18,230.96 for property identified as Tax Map U20/Lot 70A



# TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

Telephone (207) 829-5559 • Fax (207) 829-2214

---

TO: William Shane, Town Manager

FROM: Tammy O'Donnell, Deputy Tax Collector/Town Clerk

DATE: May 6, 2014

SUBJECT: Request for acceptance of back taxes

I have received a request for acceptance of payment of back taxes for property referenced as Map U20/Lot 70A, in the name of Mr. Dennis Allen and Mrs. Patricia Benoint-Allen. The tax payment breakdown is as follows:

Map U20/Lot 70A

2012-\$3,713.16

2013-\$7,362.48

2014-\$7,055.32

Deed Fee-\$100.00

The total amount collected is \$18,230.96, which is inclusive of all penalties and interest.  
Thank you.

Property Location: 197 GRAY ROAD

MAP ID: U20/ 70/A / /

Bldg Name:

State Use: 3220

Vision ID: 3386

Account # A0555R

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 05/08/2014 16:09

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
ALLEN DENNIS R		1 Level	5 Well	1 Paved		Description	Code	Appraised Value	Assessed Value
BENOIT-ALLEN PATRICIA A			6 Septic			COMMERC.	3220	242,000	242,000
12 ALLENS COURT WAY						COM LAND	3220	121,600	121,600
CUMBERLAND, ME 04021						COMMERC.	3220	40,400	40,400
Additional Owners:									
SUPPLEMENTAL DATA									
Other ID: 0U20 0070A0000									
EXEMPT									
RESEXM Y									
TREES									
hearing									
GIS ID: 0U20 0070A0000		ASSOC PID#				Total 404,000 404,000			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)	
ALLEN DENNIS R	24390/ 265	09/21/2006	U	I	0	1G	Yr. Code	Assessed Value	Yr. Code
ALLEN DENNIS R	24390/ 257	09/21/2006	U	I	0	1G	2014 3220	242,000	2012 3220
ALLENS FARM TRUST*	19958/ 264	08/12/2003	U	I	0	1N	2014 3220	121,600	2012 3220
ALLEN CATHLEEN TRUSTEE	11408/0055		U		0		2014 3220	40,400	2012 3220
Total:							404,000	Total:	404,000
EXEMPTIONS		OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	
Total:									
ASSESSING NEIGHBORHOOD									
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch					
0001/A									
NOTES									
ALLENS RIGHT PORTION		AYB=1986							
ECO=INCOME		LOT SPLIT OF 1.34 ACRES							
		CREATING U20/70B-7/10/02							
OB 7= QUONSET HUT 30X192		BK 17829 PG 265							
AYB=OLD		GROCERY STORE							
OB8= 27X192 STEEL + POLY									
BUILDING PERMIT RECORD									
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	DATE/CHANGE HISTORY
12-121	07/26/2012	CM	Commercial	300		0		REPAIR OF SHEETRO	
LAND LINE VALUATION SECTION									
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor
1	3220	STORE/SHOP MDL-96	VCC			2.87	40,000 SF	2.69	1.1000
3220	VCC	3220					AC 0.00	1.1000	0 C
Total Card Land Units: 3.79 AC Parcel Total Land Area: 3.79 AC									
Total Land Value: 121,600									

3206

CUMBERLAND CTR, 1

VISION

## APPRAISED VALUE SUMMARY

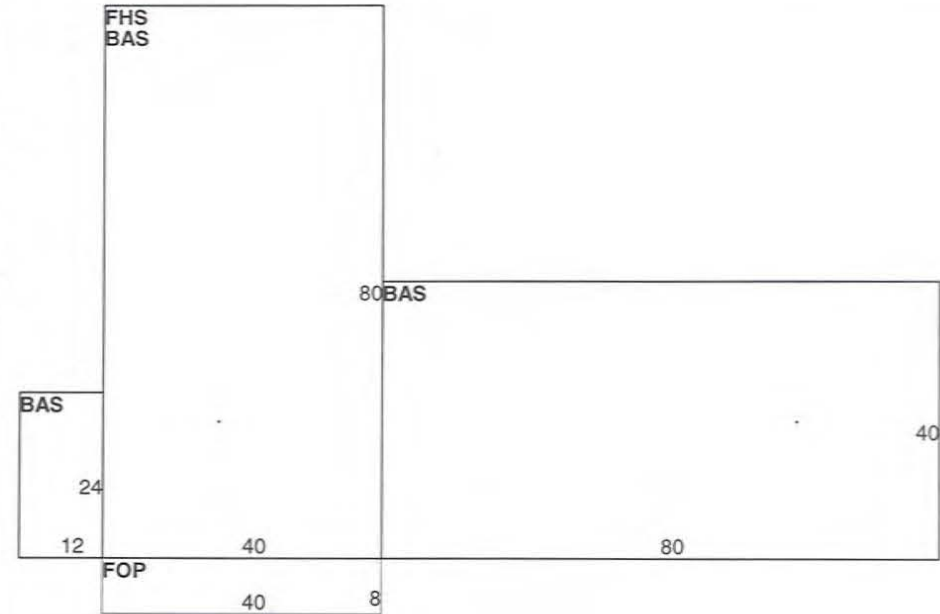
Appraised Bldg. Value (Card)	242,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	40,400
Appraised Land Value (Bldg)	121,600
Special Land Value	0
Total Appraised Parcel Value	404,000
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	404,000



CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	17		Store				
Model	96		Industrial				
Grade	01		Minimum				
Stories	1.5						
Occupancy	1						
Exterior Wall 1	13		Pre-Fab Wood				
Exterior Wall 2	03		Below Average				
Roof Structure	07		Gambrel				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	02		Wall Brd/Wood				
Interior Wall 2							
Interior Floor 1	03		Concr-Finished				
Interior Floor 2							
Heating Fuel	02		Oil				
Heating Type	04		Forced Air-Duc				
AC Type	01		None				
Bldg Use	3220		STORE/SHOP MDL-96				
Total Rooms							
Total Bedrms	00						
Total Baths	0						
Heat/AC	00		NONE				
Frame Type	02		WOOD FRAME				
Baths/Plumbing	02		AVERAGE				
Ceiling/Wall	05		SUS-CEIL & WL				
Rooms/Prtns	02		AVERAGE				
Wall Height	10						
% Comn Wall	0						

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
GRN1	GREEN HOUS			L	3,600	20.00	1997		0		20	14,400
GRN2	COMM GLAS			L	13,200	8.00	1997		0		10	10,600
GRN2	COMM GLAS			L	4,032	8.00	1997		0		10	3,200
PAV1	PAVING-ASPH			L	30,000	0.90	1997		0		30	8,100
FN1	FENCE-4' CH			L	660	6.00	1997		0		30	1,200
SHD3	METAL			L	5,760	5.00	1997		0		10	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	6,688	6,688	6,688	42.85	286,611
FHS	Half Story, Finished	1,600	3,200	1,920	25.71	82,281
FOP	Porch, Open, Finished	0	320	80	10.71	3,428
Ttl. Gross Liv/Lease Area:		8,288	10,208	8,688		372,320



# ITEM

## 14-090

To consider and act on authorizing the Town Manager to accept delinquent taxes and issue a quitclaim deed, upon payment of \$4,791.98 for property identified as Tax Map U20/Lot 70E



# TOWN OF CUMBERLAND, MAINE

290 Tuttle Road

Cumberland Center, Maine 04021-9321

Telephone (207) 829-5559 • Fax (207) 829-2214

---

TO: William Shane, Town Manager

FROM: Tammy O'Donnell, Deputy Tax Collector/Town Clerk

DATE: May 6, 2014

SUBJECT: Request for acceptance of back taxes

I have received a request for acceptance of payment of back taxes for property referenced as Map U20/Lot 70E, in the name of Mr. Dennis Allen and Mrs. Patricia Benoint-Allen. The tax payment breakdown is as follows:

Map U20/Lot 70E

2012-\$ 979.11

2013-\$1,908.79

2014-\$1,804.08

Deed Fees- \$100.00

The total amount collected is \$4,791.98, which is inclusive of all penalties and interest.  
Thank you.



Property Location: TAMMY LANE

MAP ID: U20/ 70/E //

Bldg Name:

State Use: 1300

Vision ID: 102101

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 05/08/2014 16:09

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT													
						Description	Code	Appraised Value	Assessed Value										
ALLEN DENNIS R BENOIT-ALLEN PATRICIA A 12 ALLENS COURT WAY						RES LAND	1300	102,900	102,900										
CUMBERLAND, ME 04021 Additional Owners:		SUPPLEMENTAL DATA																	
		Other ID: 0U20 0070E0000																	
		EXEMPT RESEXM TREES hearing GIS ID: 0U20 0070E0000																	
		ASSOC PID#																	
						Total: 102,900 102,900													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
ALLEN DENNIS R		24390/ 265	09/21/2006	U	V	0 1G		Yr.	Code	Assessed Value									
ALLEN DENNIS R		24390/ 257	09/21/2006	U	V	0 1G		2014	1300	102,900									
								2013	1300	102,900									
								2012	1300	102,900									
								Total:	102,900	102,900									
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.											
Total:																			
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch															
0001/A																			
NOTES																			
LOT CREATED FROM SPLITS OF U20/70A AND R07/84 - 09/21/2006 BK 24390 PG 257																			
BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY											
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result					
LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	1300	RES ACLNDV	VCC			2.86	87,120 SF	1.40	1.0000	5	1.0000	0.85	90	0.90	UND/ACCESS				
1300	VCC	1300					AC0.00	0.8900		0	1.000	90	0.90	0.0000		3,364.1	9600.00	1.07	93,300
Total Card Land Units: 4.86 AC															Parcel Total Land Area: 4.86 AC		Total Land Value: 102,900		

Property Location: TAMMY LANE

MAP ID: U20/ 70/E / /

Bldg Name:

State Use: 1300

Vision ID: 102101

Account #

Bldg #:

1 of 1

Sec #:

1 of

1

Card

1

of

1

Print Date: 05/08/2014 16:09

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
<b>MIXED USE</b>												
Code	Description			Percentage								
1300	RES ACLNDV			100								
<b>COST/MARKET VALUATION</b>												
Adj. Base Rate:				0.00								
				0								
Net Other Adj:				0.00								
Replace Cost				0								
AYB												
EYB				0								
Dep Code												
Remodel Rating												
Year Remodeled												
Dep %												
Functional ObsInc												
External ObsInc												
Cost Trend Factor				1								
Status												
% Complete												
Overall % Cond												
Apprais Val												
Dep % Ovr				0								
Dep Ovr Comment												
Misc Imp Ovr				0								
Misc Imp Ovr Comment												
Cost to Cure Ovr				0								
Cost to Cure Ovr Comment												
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
Ttl. Gross Liv/Lease Area:		0	0	0								

No Photo On Record

# NEW BUSINESS



## Brenda Moore

---

**From:** Peter Bingham  
**Sent:** Wednesday, May 07, 2014 9:19 AM  
**To:** Joe Charron; Milton Calder; Dan Small; Evariste Bernier; Tammy O'donnell; Chris Bolduc; Brenda Moore  
**Subject:** Events Log Beginning Friday, May 9th

Please fill in your events

### Next Week's Event Log- Beginning Friday May 9<sup>th</sup>, 2014

Friday (Greely Rd)	5/9: JV Baseball/Softball vs Falmouth JV Boys Lax Game	4pm 4pm	Twin Brook Twin Brook
Saturday (Greely Rd)	5/10: Youth Lacrosse Games Freshman Baseball Games	8am-1pm 9 & 11am	Twin Brook Twin Brook
Sunday	5/11:		
Monday (Greely Rd)	5/12 Boys Middle School Lacrosse Games JV Baseball/Softball vs. York	3:30/4:45pm 4pm	Twin brook Twin Brook
Tuesday (Greely Rd)	5/13 Freshman Baseball Game	4pm	Twin Brook
Wednesday Rd)	5/14: Varsity Baseball/Softball vs Cape Youth Coastal Running League Meet	4pm 4pm	Twin Brook (Greely Twin Brook
Thursday	5/15: Boys Middle School Lax Games Girls Middle School Lacrosse Games	3:30/4:45pm 3:30/4:45pm	Twin Brook Twin Brook

Peter C. Bingham  
Recreation Superintendent  
Town of Cumberland  
Community Recreation & Education  
(207) 829-2208

Like us on Facebook. Click here to [Like](#) our page!

### Building Permit Report - Calendar Year

Building Permit Report	Apr-08	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14
MTD - Construction Dollar Amount	\$1,829,600.00	\$156,941.00	\$2,101,438.00	\$488,200.00	\$599,896.15	\$ 1,369,500.00	\$ 4,299,111.95
MTD - Number of Permits	29	9	18	10	16	25	32
MTD - Permit Fees	\$6,159.65	\$760.00	\$6,639.28	\$1,932.10	\$2,857.05	\$5,326.55	\$9,762.60
YTD - Construction Dollar Amount	\$4,044,471.43	\$942,041.00	\$4,002,448.00	\$2,702,157.00	\$5,063,696.15	\$ 4,730,553.00	\$ 7,486,956.93
YTD - Number of Permits	60	25	55	36	57	65	67
YTD - Permit Fees	\$15,050.85	\$4,069.90	\$16,301.92	\$8,483.65	\$21,349.63	\$16,744.00	\$23,579.20

## Master Summary Report

<b>Monthly Building Permits</b>			
		<b>Start Date:</b>	4/1/2014
		<b>End Date:</b>	4/30/2014
Addition	3	\$112,000.00	\$482.50
Commercial	2	\$2,008,000.00	\$277.20
Deck	3	\$4,500.00	\$100.00
Demolition	1	\$2,500.00	\$25.00
Foundation	1	\$4,000.00	\$100.00
House	9	\$2,056,000.00	\$7,317.90
Pool	1	\$40,000.00	\$100.00
Renovation	6	\$58,724.00	\$1,160.00
Shed	6	\$13,387.95	\$200.00
<b>Totals</b>	<b>32</b>	<b>\$4,299,111.95</b>	<b>\$9,762.60</b>

<b>YTD Building Permits</b>			
Addition	9	\$178,800.00	\$1,670.50
Commercial	3	\$2,148,000.00	\$801.20
Deck	4	\$8,500.00	\$125.00
Demolition	2	\$12,500.00	\$50.00
Foundation	1	\$4,000.00	\$100.00
House	20	\$4,284,250.00	\$15,961.00
Pool	2	\$140,000.00	\$200.00
Renovation	17	\$656,318.98	\$4,146.50
Shed	7	\$14,587.95	\$225.00
SHORELAND	2	\$40,000.00	\$300.00
	<b>67</b>	<b>\$7,486,956.93</b>	<b>\$23,579.20</b>

<b>Electrical Permits for dates between 04/01/14 and 04/30/14</b>		<b>YTD Electrical Permits</b>	
<b>Count</b>	<b>Fee</b>	<b>Count</b>	<b>Fee</b>
20	\$1,953.50	51	\$4,999.97

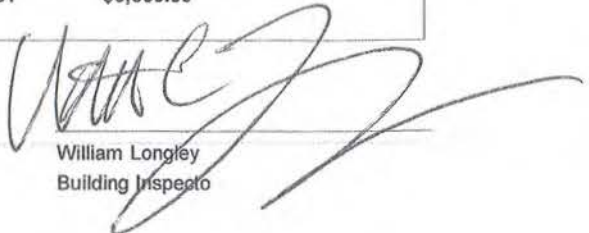


Plumbing Permits for dates  
between 04/01/14 and 04/30/14

<i>Count</i>	<i>Fee</i>
17	\$2,900.00

YTD Plumbing Permits

<i>Count</i>	<i>Fee</i>
51	\$6,850.00



William Longley  
Building Inspector

# Building Permits

Start Date:

4/1/2014

End Date:

4/30/2014

Date	Permit	Map/Lot	Owner	Location	Imprvmnt	Est Cost	Fee
4/1/2014	14-036	U10 / 7B 11	D. A. BRACKETT	4 BAXTER LAN	House	\$175,000.00	\$566.90
4/1/2014	14-037	R07C/1A-1	NEW CENTURY	4 CASTLEROCK	House	\$135,000.00	\$449.10
4/1/2014	14-038	U02 / 5 C	PORTER DEBOR	44 MAEVES WA	Addition	\$25,000.00	\$250.00
4/9/2014	14-039	R07 / 59G	GRAIVER HOME	29 WESTMORE	House	\$160,000.00	\$816.00
4/9/2014	14-040	R07 / 59H	GRAIVER HOME	33 WESTMORE	House	\$200,000.00	\$914.25
4/9/2014	14-041	R07 / 51A	DOUGLAS MARCI	113 LOWER ME	Renovation	\$500.00	\$75.00
4/9/2014	14-042	U10 / 7B 26	HARVEY KLUGM	84 WYMAN WA	House	\$325,000.00	\$873.75
4/9/2014	14-043	U06 / 33	SOULE JENNIFE	15 BIRCH LANE	Renovation	\$6,434.00	\$70.00
4/9/2014	14-044	R07C/1A-1	NEW CENTURY	14 CASTLEROC	Shed	\$2,500.00	\$50.00
4/10/2014	14-045	U06 / 2	JAMES PIERCE	150 FORESIDE	Addition	\$72,000.00	\$82.50
4/14/2014	14-046	R07 / 59M	COPP, MATHEW	32 WESTMORE	House	\$150,000.00	\$1,029.85
4/14/2014	14-047	U10 / 7B 29	BATEMAN PART	78 WYMAN WA	House	\$301,000.00	\$938.70
4/15/2014	14-048	U21 / 6	BROWN JOAN	250 GRAY ROA	Deck	\$2,000.00	\$25.00
4/15/2014	14-049	U01 / 3	MEYER, FLOREN	8 FORESIDE R	Addition	\$15,000.00	\$150.00
4/15/2014	14-050	U10 / 7B 18	D. A. BRACKETT	51 DROWNE R	House	\$250,000.00	\$706.05
4/16/2014	14-051	U14 / 67	KURLANSKI, JOZ	31 WOODSIDE	Renovation	\$15,000.00	\$150.00
4/17/2014	14-052	R07C /1A-2	BRETON SHAWN	5 CASTLEROCK	Shed	\$895.00	\$25.00
4/22/2014	14-053	U21 / 16A	JASON KINNEY	241 Gray Road	Deck	\$1,500.00	\$25.00
4/22/2014	14-054	U14B / 9	BABCOCK MARK	29 SHADY RUN	Renovation	\$10,290.00	\$50.00
4/22/2014	14-055	R03B / 16	GRAHAM ANDRE	23 Rock Ridge R	Renovation	\$15,000.00	\$700.00
4/22/2014	14-056	R03B / 16	GRAHAM ANDRE	23 Rock Ridge R	Deck	\$1,000.00	\$50.00
4/22/2014	14-057	U13 / 58	ROBBINS KEITH	5 PINEWOOD D	Shed	\$1,200.00	\$25.00
4/22/2014	14-058	R06 / 27D	FORBES ANDRE	450 GREELY R	Shed	\$4,500.00	\$25.00
4/22/2014	14-059	U11 / 8	MAINE SCHOOL	357 TUTTLE RO	Commercial	\$8,000.00	\$0.00
4/22/2014	14-060	R03 / 9A	VALENTE PETER	HARVEST RIDG	House	\$360,000.00	\$1,023.30
4/24/2014	14-061	U11 / 31	PREFETTI MICHA	283 MAIN STRE	Foundation	\$4,000.00	\$100.00
4/24/2014	14-062	U11 / 31	PREFETTI MICHA	283 MAIN STRE	Renovation	\$11,500.00	\$115.00
4/24/2014	14-063	R07 / 8 3	SUMMIT NATURA	23 FAIRGROUN	Commercial	\$2,000,000.00	\$277.20

<i>Date</i>	<i>Permit</i>	<i>Map/Lot</i>	<i>Owner</i>	<i>Location</i>	<i>Imprvmnt</i>	<i>Est Cost</i>	<i>Fee</i>
4/29/2014	14-064	R07 / 19A	ROSS WILLIAM G	79 MILL ROAD	Pool	\$40,000.00	\$100.00
4/29/2014	14-065	U18 / 6 2	WALNUT HILL IN	3 ROOSTER RI	Shed	\$3,892.95	\$25.00
4/29/2014	14-066	R07C /1A-6	NEW CENTURY	13 CASTLEROC	Shed	\$400.00	\$50.00
4/30/2014	14-067	U10A / 20	SAXE WILLIAM	8 OAK STREET	Demolition	\$2,500.00	\$25.00
						\$4,299,111.95	\$9,762.60



## *Electrical Permits*

<i>Date Permit</i>	<i>Owner</i>	<i>Location</i>	<i>Est Cost</i>	<i>Fee</i>
4/3/2014 14-034	PORTER DEBORAH	44 MAEVES WAY	\$0.00	\$50.00
4/9/2014 14-035	TOWN OF CUMBER	115 BLACKSTRAP	\$0.00	\$0.00
4/10/2014 14-032	WALNUT HILL INVE	1 ROOSTER RIDGE	\$0.00	\$133.20
4/10/2014 14-033	WALNUT HILL INVE	4 BUDS TRAIL	\$0.00	\$126.80
4/10/2014 14-036	ADAMS BENJAMIN	45 OLD FARM ROA	\$0.00	\$57.60
4/14/2014 14-037	COPP, MATHEW	32 WESTMORE AV	\$0.00	\$193.05
4/15/2014 14-038	D. A. BRACKETT &	4 BAXTER LANE	\$0.00	\$135.70
4/17/2014 14-039	WALNUT HILL INVE	4 ROOSTER RIDGE	\$0.00	\$126.80
4/17/2014 14-040	KURLANSKI, JOZEF	31 WOODSIDE DRI	\$0.00	\$50.00
4/22/2014 14-041	GRAHAM ANDREW	23 Rock Ridge Run	\$0.00	\$190.00
4/22/2014 14-042	NEW CENTURY DE	4 CASTLEROCK DR	\$0.00	\$121.40
4/22/2014 14-043	FORBES ANDREW	450 GREELY ROAD	\$0.00	\$50.00
4/22/2014 14-044	MAINE SCHOOL AD	357 TUTTLE ROAD	\$0.00	\$0.00
4/22/2014 14-045	ALBEE LAWRENCE	219 BLANCHARD R	\$0.00	\$50.00
4/23/2014 14-046	COPP, MATHEW	32 WESTMORE AV	\$0.00	\$50.00
4/23/2014 14-047	JAMES PIERCE	150 FORESIDE ROA	\$0.00	\$50.00
4/23/2014 14-050	BATEMAN PARTNE	78 WYMAN WAY	\$0.00	\$190.00
4/24/2014 14-048	HARVEY KLUGMAN	84 WYMAN WAY	\$0.00	\$178.95
4/24/2014 14-049	CUNNINGHAM GRE	8 BROAD COVE WA	\$0.00	\$150.00
4/29/2014 14-051	HALL THOMAS	3 COTTAGE FARMS	\$0.00	\$50.00
		20	\$0.00	\$1,953.50

## PLUMBING PERMITS

Permit ID	Date Issued	Owner	Location	Description	Plummer	Permit Type	Est. Cost	Fee
5249	4/3/2014	PORTER DEBORAH	44 MAEVES WAY	Internal	Carr	Internal	\$0.00	\$50.00
5250	4/3/2014	DOW LANCE M	12 Pinewood Drive	Internal	David Small	Internal	\$0.00	\$40.00
5251	4/3/2014	NEW CENTURY DEVEL	4 CASTLEROCK DRIVE	Sub-surface	New Century	External	\$0.00	\$265.00
5252	4/3/2014	GRAIVER HOMES	33 WESTMORE AVE	Sub Surface	Graiver Homes	External	\$0.00	\$265.00
5253	4/3/2014	GRAIVER HOMES LLC	29 WESTMORE AVE	Sub-surface	Graiver Homes	External	\$0.00	\$265.00
5254	4/10/2014	WALNUT HILL INVESTM	4 BUDS TRAIL	Internal	John Connors	Internal	\$0.00	\$100.00
5255	4/10/2014	WALNUT HILL INVESTM	21 BUD'S TRAIL	Internal	John Connors	Internal	\$0.00	\$100.00
5256	4/10/2014	HIGGINS JAMES A	22 HEDGEROW DRIVE	Septic System	Higgins	External	\$0.00	\$185.00
5257	4/10/2014	COPP, MATHEW	32 WESTMORE AVE	Septic System	Copp	External	\$0.00	\$265.00
5258	4/10/2014	COPP, MATHEW	32 WESTMORE AVE	Internal		Internal		\$160.00
5259	4/17/2014	MILES WILLIAM	DEL RAY DRIVE	Internal	Scott	Internal	\$0.00	\$180.00
5260	4/22/2014	CRANDALL SCOTT W	7 PRESTON WAY	septic tank		External	\$0.00	\$165.00
5261	4/22/2014	VALENTE PETER M	HARVEST RIDGE ROAD	Septic System		External	\$0.00	\$265.00
5262	4/22/2014	GRAHAM ANDREW J	23 Rock Ridge Run	Internal		Internal	\$0.00	\$80.00
5263	4/24/2014	HARVEY KLUGMAN CO	84 WYMAN WAY	Internal	Granite Corp	Internal	\$0.00	\$190.00
5264	4/29/2014	ROSS JOHN W	41 MIDDLE ROAD	Water Treatment		Internal	\$0.00	\$40.00
5265	4/29/2014	THURSTON LAURA J	147 FAIRWIND LANE	Septic System		External	\$0.00	\$285.00